

*Montecito Village Core
Master Precise Plan
Otay Ranch Village Two*

March 5, 2007





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Master Precise Plan
Otay Ranch Village Two*

(DRC-07-07)

**Approved by Chula Vista Design Review Committee
March 5, 2007**

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Montecito Village Core Master Precise Plan

1. Introduction



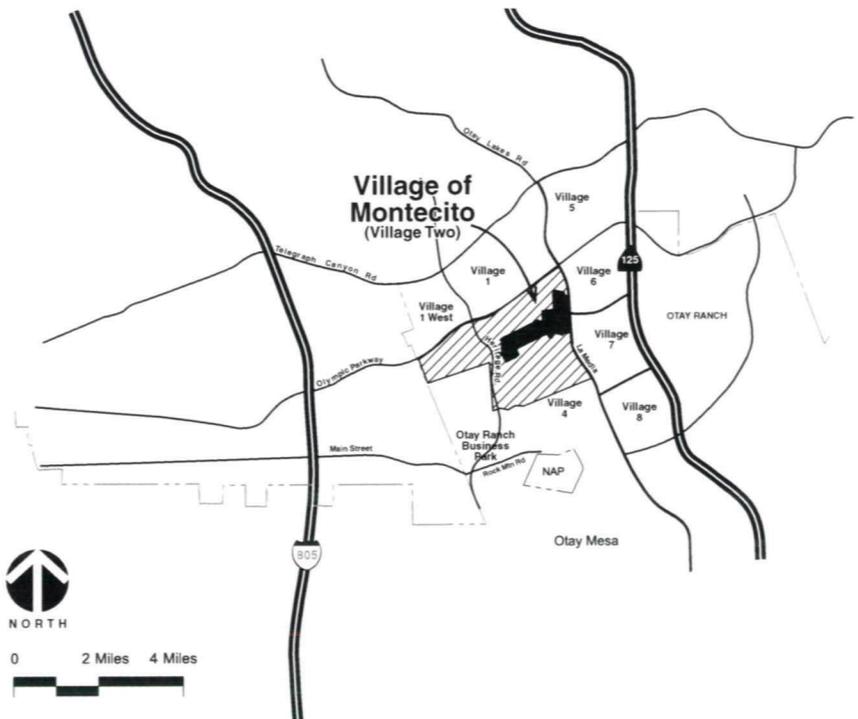
1. Introduction

I. INTRODUCTION

A. BACKGROUND AND PURPOSE

The Otay Ranch Montecito Village Core is located within the Village of Montecito (Village Two) and Otay Ranch Business Park Sectional Planning Area (Village of Montecito SPA) Plan and is a part of the Otay Ranch Planned Community. It has been designed as one of several urban, transit oriented areas designed within a “village” context, where core activities are centrally located in the community. The “village,” an essential building block of the Otay Ranch project, is vital to its success as a planned community and is intended to foster a premier quality of life for Otay Ranch residents and their neighbors.

This Master Precise Plan is required by the Village of Montecito SPA Plan (II.3.9.4-PC. District Regulations), and provides the entitlement bridge linking the approved policies and land use designations of the Montecito SPA/Design Plan with subsequent project-level approvals within the Montecito Master Precise Plan area. It serves as a framework document by which future “Individual Precise Plans” will be evaluated for compliance with the approved Master Precise Plan concepts that encompass streetscape and landscape design, signs, and architectural and lighting guidelines. This Master Precise Plan is consistent with and must implement the requirements of the Fire Protection Plan for Villages 2, 3 and a Portion of 4 adopted by the Chula Vista City Council on May 23, 2006.



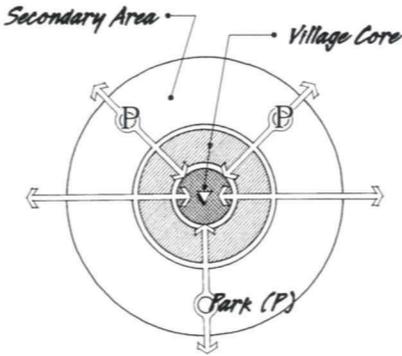
I. Introduction

B. VILLAGE CORE CONCEPT

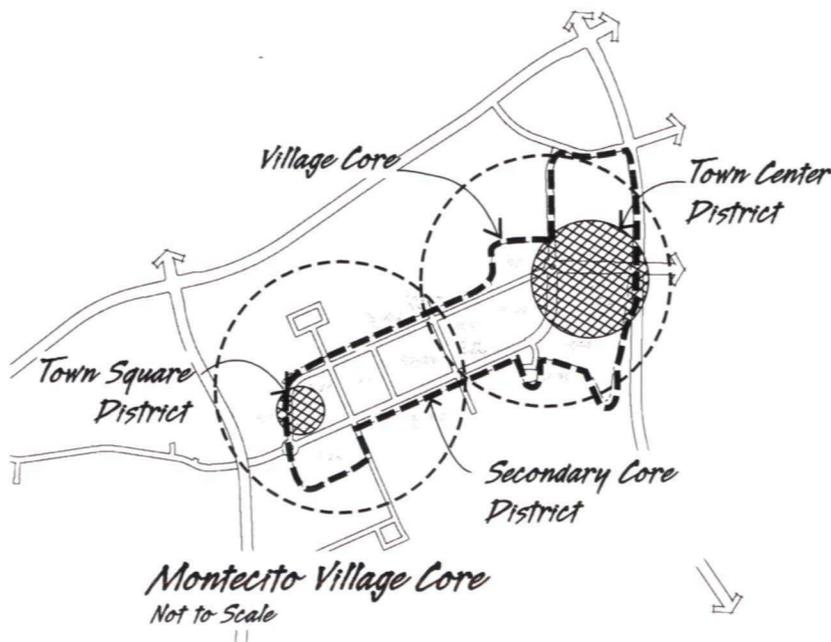
The Montecito Village Core is the commercial/social activity center of the village. It is comprised of a variety of land uses and development intensities.

The “village” concept was first approved by the City of Chula Vista in October of 1993 with the approval of the Otay Ranch GDP/SRP. This concept was further developed in the Otay Ranch Overall Design Plan approved by the City of Chula Vista in June of 1996. Village specific guidelines are contained in the Montecito SPA Plan and Montecito Village Design Plans (Design Plan) that were concurrently approved by the City of Chula on May 23, 2006 by Resolution No. 2006-155.

The “village” concept serves as the basic building block in organizing land uses within Otay Ranch whereby villages are separated into two basic components: a core of more intense land uses, known as the Village Core; and surrounding residential use areas, known as the Secondary Village Area. The Montecito Village Core, located in the central portion of the planning area, is the commercial/social activity center of the village. It is comprised of a variety of land uses and development intensities, arranged in a linear pattern, within three (3) distinct design districts, a Town Center District, a Town Square District, and a Secondary Village District.



Village Core Concept



C. RELATED DOCUMENTS

The GDP-defined “village” core is guided by several documents which provide increasing levels of detail for implementing the goals, objectives, and policies established by the Otay Ranch GDP, Overall Design Plan, and subsequent Montecito SPA and Montecito Village Design Plans. The Otay Ranch GDP and Overall Design Plan provide community-wide land use designations, policies, and design guidance. The Montecito Village Design Plan on the other hand, addresses the design issues particular to Village Two and further refines the village identity and character by addressing design issues that are site specific and related to land use, circulation, landscape and architecture.

This Master Precise Plan is a component of the Village of Montecito implementation package that includes the SPA Plan; Planned Community (PC) District Regulations; Village Design Plan; Public Facilities Finance Plan; Parks, Recreation, Open Space and Trails Master Plan; and other documents. Together these documents guide development proposed for Village Two and provide a village specific design framework that bridges the gap between the Otay Ranch GDP and individual precise plans.





Montecito Village Core Master Precise Plan

II. Design Review Process



II. Design Review Process

II. DESIGN REVIEW PROCESS

A. INTRODUCTION AND SUMMARY

The design review process for the Village of Montecito Core (Village Core) involves a two-part, integrated procedure; design review and approval by the master developer, and Design Review and approval by the City of Chula Vista. The emphasis of this document is on City review of Design Review submittals following the adoption of this Master Precise Plan.

1. URBAN CHARACTER

Santa Barbara, California is the inspiration for the urban theme and character of the Montecito Village Core. Santa Barbara was established as a Spanish mission town and still retains many colonial historic sites and buildings. In the 1880s, Santa Barbara began as an affluent community with estates and vacation homes. A variety of architectural styles were used in that era, but the prevailing style responded to the climate with “Latin” architectural styles that incorporated outdoor living spaces. The climate supported the horticultural interests of the era and resulted in extensive estate and civic landscaping. In the early part of the 20th century, there was a movement to recreate Mission and Spanish Colonial architecture. When an earthquake damaged much of Santa Barbara in 1925, civic leaders adopted a building code to ensure good design for rebuilding the town. The City adopted “Californian” architecture, defined as architecture that responds to the climate and is derived from Spanish and Mediterranean architecture. Defining features included plaster, adobe, stucco, concrete and stone building materials in light colors and low-pitched roofs covered in tile or Monterey styled wood shingles. Landscape design and horticulture were an important part of the rebuilding of the town. State Street, the “main street” of downtown Santa Barbara, is

designed with varied sidewalk widths, porticoes, arcades, plazas and a variety of tree and plant species. The defining design features of Santa Barbara are particularly applicable to the pedestrian-oriented design of the Montecito Town Center, and Town Square Districts. The Otay Ranch Montecito Town Center “main street” and Town Square District will be designed with arcades and outdoor seating and gathering spaces. Design elements may include awnings, trellises and a variety of street trees to define and highlight the created spaces. In addition to trees, the landscaping will include planting areas with a variety of colorful shrubs, groundcovers, and vines, as well as potted and hanging accent plants. Architecture within the more intensively developed portions of the Village Core will allow for variety, but maintain a strong basis in Mediterranean/Hispanic architecture. This design theme will extend to the less intensively developed Secondary Core District that contains village-serving buildings such as the elementary school, community purpose facility sites, and a neighborhood park, as well as several higher density residential neighborhoods.

B. MASTER PRECISE PLAN

The City of Chula Vista requires preparation and approval of a Design Review Application (site plan, architectural and landscape review) for all development within the Village Core. The Master Precise Plan, in conjunction with the SPA Plan and Design Plan, establishes the framework for evaluating these proposals. Individual site plans may vary from the conceptual designs presented in this Master Precise Plan, subject to Design Review.

Design Review Applications within the Village Core shall be administered following the standard procedures for Design Review as set forth in the Village of Montecito PC District Regulations, Village Design Plan, Chula Vista Design Manual and Zoning Ordinance, except as modified or supplemented in this text.

An application for approval of a Design Review application shall be accompanied by all required maps and data that identify the elements of development as listed in Chula Vista Design Manual and Section 19.14.450 of the Zoning Ordinance. All Design Review submittals shall also include materials that demonstrate consistency with these guidelines: Shared parking data (mixed-use area only), Master Precise Plan Illustration (see Section III), and Design Criteria checklists (see Section V).

C. DESIGN REVIEW

In general, Design Review submittals shall be processed according to the procedures established for the City's Design Review Committee. Only Design Review applications that are consistent with the Village of Montecito SPA Plan, Montecito Village Design Plan, and Master Precise Plan shall be approved or conditionally approved by the Design Review Committee. Any project, which is inconsistent with the adopted Master Precise Plan shall require amendment of this document prior to or concurrent with its approval.

Design Review applications shall be reviewed by the Design Review Committee, and shall be considered by the Planning Commission and City Council only on appeal, pursuant to Section 19.14.480 of the Zoning Ordinance.

Upon approval of any Design Review application, an annotated illustration of the approved project shall be incorporated as a "hardline" component of the Master Precise Plan Illustration (see Chapter 3) and incorporated into the Master Precise Plan. This subsequent modification of the Master Precise Plan Illustration shall be an administrative action and shall not be considered an amendment to the Montecito Village Master Precise Plan.

II. Design Review Process



Montecito Village Core Master Precise Plan

III. Master Precise Plan Overview



III. Master Precise Plan Overview

III. MASTER PRECISE PLAN

A. PURPOSE/ROLE

The Master Precise Plan provides design direction and establishes a detailed framework for the following:

- Building Design/Siting – Locations of proposed structures
- Pedestrian/Vehicle/Transit Access – Identification of pedestrian, bike and vehicle access and circulation.
- Urban character/Architecture/Landscape Architecture – Identification of architectural, landscape architectural style and key urban elements.
- Lighting/Signing/Street Furnishings – Specifications for lighting fixtures, signs and street furnishings.

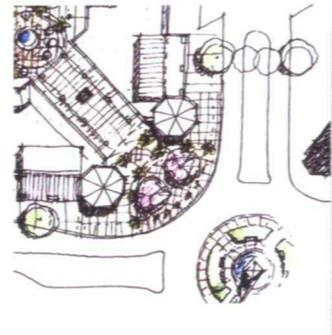
This document establishes parameters within which design solutions can be developed for the Village Core area while ensuring that overall community design objectives are met.

The Master Precise Plan contains specific mandatory criteria and general design recommendations. Specific mandatory criteria are established for features, elements, and/or items deemed essential in establishing a unifying design theme for the Village Core and for achieving the Village's intended character and use mix.

General design recommendations are provided to promote a well-designed and functional project, while allowing for individual project expression within the framework of the Montecito Design and Master Precise Plans.

In addition to providing site developers and designers with a framework plan as a basis for their projects, the Master Precise Plan and subsequent Individual Precise Plans, serve as important tools for reviewing and evaluating schematic, preliminary and final plans for individual projects. This document does not provide precise design solutions but merely establishes guidelines to insure that, over time, the Village Core is developed as a cohesive, integrated community.

Clarification of ambiguities of the provisions of the Montecito Village Core Master Precise Plan is at the sole discretion of the Director of Planning & Building.

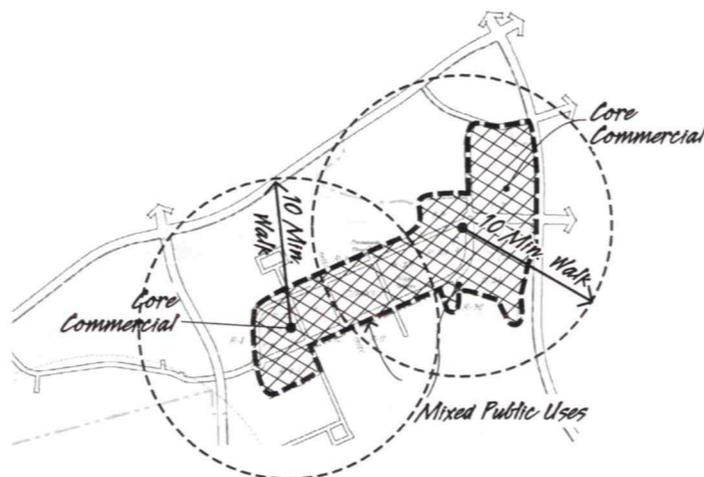


B. GUIDING PRINCIPLES

The Village Core is a mixed-use area with related land uses configured in a pedestrian-friendly environment. It is the commercial, social and community focal point for the village. Public transit is emphasized in the core to balance the role of the automobile. The following summarizes the guiding principals and components established for the Village Core.

1. The Village Core mix and intensity of residential, retail, office, park and public uses, all within a 10 minute walking distance of each other, should be designed to encourage mass transit and non-vehicular modes of transportation, providing convenient access for residents, visitors and employees alike.
2. The Village Core should contain both active and passive uses that consider the needs of children, adolescents, young adults, couples, and the elderly, that are interwoven with work, shopping and the residential areas.
3. The arrangement of uses within the Village should be responsive to market viability and phasing considerations. Uses that can be economically developed early in the development program should be arranged to allow for a logical progression of development within the Core over time.
4. The Village Core shall contain clearly defined architectural gateways and focal elements to provide orientation within the village for visitors and residents alike.

The design criteria provided in the Montecito Village Design Plan, Chapter II.4.7 shall be applied in the design of each development parcel.



C. VILLAGE CORE COMPONENTS

The Montecito Village Core consists of three (3) Design Districts grouped according to their function within the Village Core. The three (3) Design Districts are as follows (see Exhibit 1 – Montecito Village Design Districts):

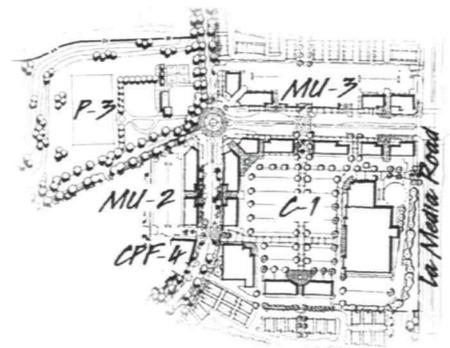
- Montecito Town Center District
- Montecito Town Square District
- Secondary Core District

The primary focus of this document is on the Town Center and Town Square Districts as they contain the greatest intensity and diversity of uses. However, their relationship to the surrounding residential areas (Secondary Core District) is important and also addressed within this document. The residential guidelines contained in the Montecito Village Design Plan chapters II.4 and II.5 shall be applied to the design of these residential parcels unless specified herein.

1. MONTECITO TOWN CENTER DISTRICT

The Montecito Town Center District (see Exhibit 1, Design Districts) is comprised of street-level, storefront commercial uses with diagonal parking in front and residences above in a “main street” configuration. The east end is punctuated by a primary village entry consisting of special architectural character elements that serve as a gateway to the Village Core. Varied building setbacks, arcades, plazas and seating areas define the “main street” character beyond this corner feature and create a pedestrian-oriented urban shopping experience.

A landmark architectural building¹ provides pedestrian orientation and articulation for the ‘main street’ streetscape. A landscaped median, broad sidewalks with street trees, planting pockets, seat walls, street furnishings, paving enhancements, and Santa Barbara inspired plantings and architecture reflects the pedestrian design and urban character of the village. A formally designed public park with landmark features such as a gazebo, enhanced comfort station or picnic shelter, punctuates the western end of the district and further enhances the pedestrian experience.



Town Center District
not to scale

¹ Landmark Architecture is more prominent than the surrounding or adjacent architecture and may include, but is not limited to, vertical architectural elements such as two or three story round or square towers, elaborated chimney tops, one and two story covered porches, open or roofed balconies with wood or iron railings, arcaded wing walls and revival dormers and parapets. Landmark Architecture may include enhanced facade materials, details and finishes at appropriate locations. Secondary Landmark Architecture may include, but is not limited to, pedestrian-scale architectural and landscape elements such as trellis covered walkways and/or seating areas, arched entry features, colonnades, small outdoor plazas, special lighting and enhanced paving and landscape materials.

III. Master Precise Plan Overview

Additional Santa Barbara inspired mixed use development continues onto Santa Victoria perpendicular to the State Street area continuing the same design elements. A focal element is located in a roundabout that forms the intersection of Santa Victoria and State Street serves as a secondary district landmark (see Footnote 1, Page 17).

2. MONTECITO TOWN SQUARE DISTRICT

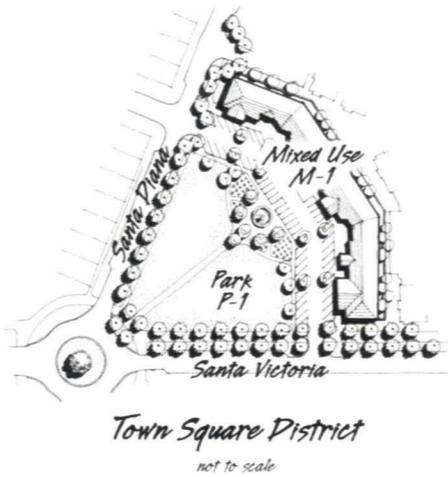
The Montecito Town Square District (see Exhibit 1, Design Districts) is located at the west end of the Village Core and serves as the western entry to the Village. It consists of street level, storefronts fronting on a formally designed town square located alongside the village pathway. This town square, in conjunction with landmark architectural features (see Footnote 1, Page 17), provides this district with a focal point and reinforces the pedestrian design and urban character of the Village Core. An arrival/focal point element in a roundabout forming the intersection of Santa Victoria and Santa Diana Roads welcomes visitors to the district from the west and serves as a secondary landmark element. The district also contains an interesting pedestrian corridor consisting of broad sidewalks, street trees, street furnishings, paving enhancements, and Santa Barbara inspired landscape and architecture that provides continuity with the other districts within the Village Core.

3. SECONDARY CORE DISTRICT

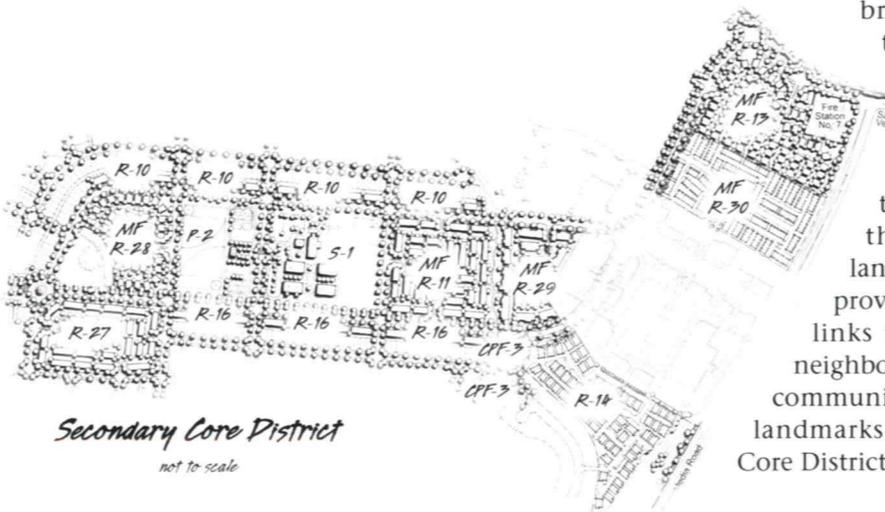
The Secondary Core District (see Exhibit 1, Design Districts) consists of higher-density residential areas, a neighborhood park located adjacent to an elementary school, and landmark community purpose facility. This district consists of a pedestrian friendly corridor containing

broad sidewalks with street trees, landscaped parkways, and paving enhancements.

The design detailing for the streetscapes will be less urban in character than the other districts however the Santa Barbara inspired landscape and architecture will provide the cohesive thread that links the districts together. The neighborhood park, school site, and community purpose facility provide landmarks for the Secondary Village Core District.



Town Square District
not to scale



Secondary Core District
not to scale

D. MASTER PRECISE PLAN ILLUSTRATION

The Master Precise Plan Illustration, Exhibit 2, graphically depicts a generalized design solution for the Montecito Core and conceptually illustrates the overall land use, diversity, and building/parking/open space/pedestrian relationships within the Montecito Village Core and adjoining areas. Annotations are included to identify the important elements, many of which are mandatory. Because of the diversity of uses within the Montecito Village Core and the importance of unifying themes and designs implemented over an extended development period, the Master Precise Plan Illustration described in this section is utilized to ensure overall project consistency.

E. SITE PLAN AND ARCHITECTURAL REVIEW

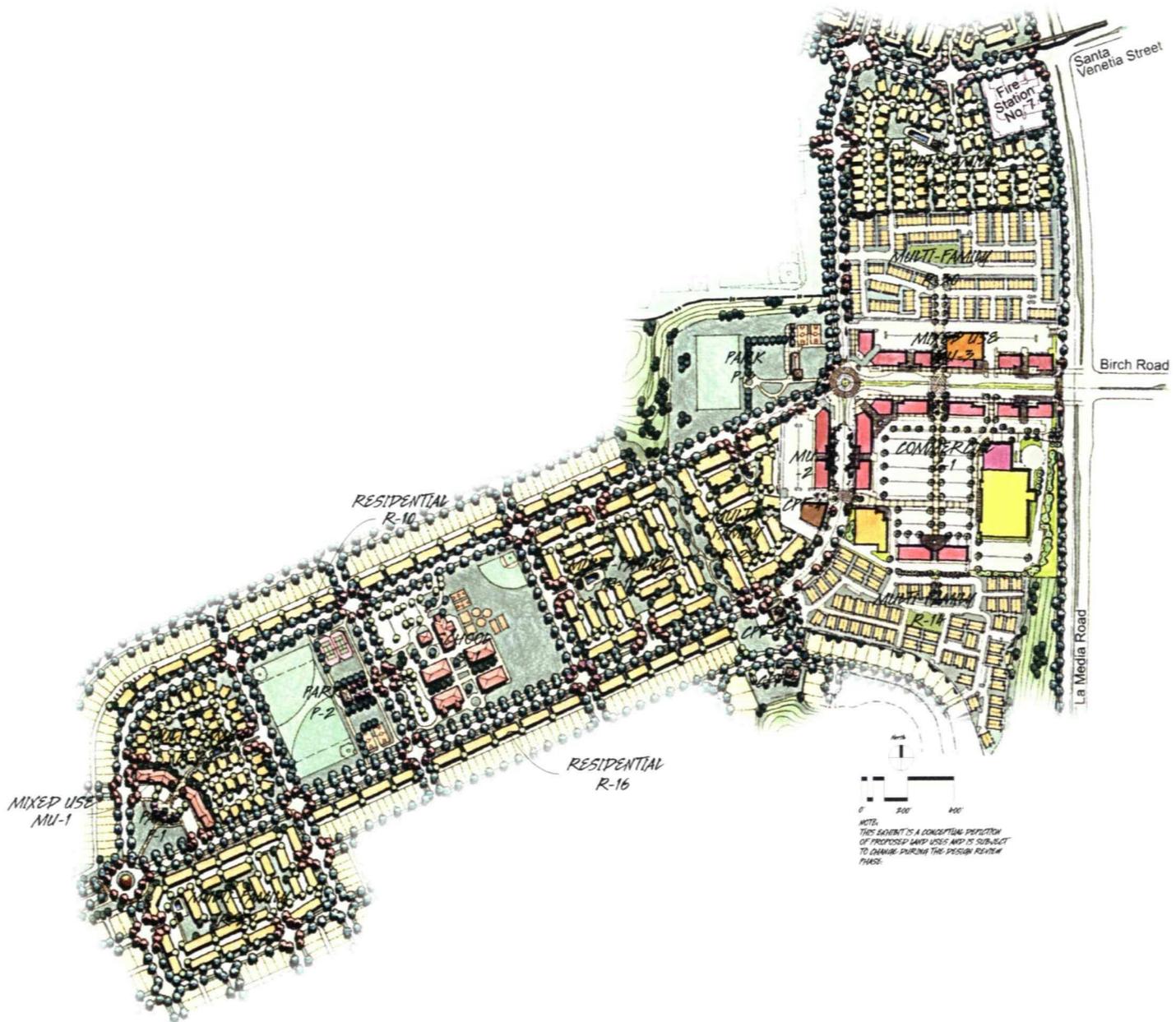
Site plans and architecture for the Village Core must be consistent with the Master Precise Plan Illustration and the site-specific design criteria contained in this document. While projects will be evaluated for consistency with this document, findings for consistency need not be made based on identical appearance with the Master Precise Plan Illustration but on compatibility with the character, content, and intent of the plan.

Site plans and architectural drawings shall be consistent with the Master Precise Plan Illustration in the following areas:

- Access and circulation patterns, both non-vehicular and vehicular (including parking);
- Major landscape, hardscape, signing, color and material themes;
- Complementary architectural design, building scale, and orientation; and,
- Design Plan Elements/Site Design Guidelines in Chapter IV.

Each Site Plan and architectural submittal shall include a depiction of the adopted Master Precise Plan Illustration with the proposed project incorporated into the exhibit. The applicant shall annotate this exhibit to identify the design features that demonstrate consistency with the Master Precise Plan Illustration. Should the proposed Precise Plan necessitate refinements or minor adjustments the proposed

Village of Montecito Master Precise Plan Illustration



III. Master Precise Plan Overview

refinements or adjustments shall be identified. Design refinements to the plan may be approved by the Design Review Committee and The Otay Ranch Company prior to submittal of any site plan and architectural drawing.

Site plans and architectural drawings shall be reviewed for consistency with the guidelines contained in the Montecito Village Design Plan and this document.

F. MANDATORY SITE PLAN ELEMENTS

Certain mandatory site plan elements are required to implement community design themes or functions within the Montecito Village Core. The mandatory site plan elements are listed below, by District, for convenience and are graphically depicted on the Mandatory Site Plan Elements exhibits that follow as Exhibits 3, 4, and 5 (specific or preferred locations as noted):

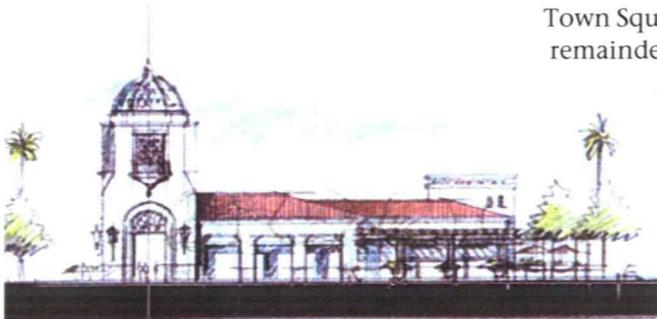
1. TOWN CENTER DISTRICT

The Town Center District is composed of the C-1, MU-2, MU-3, CPF-4 and P-3 parcels. This district contains the commercial/retail uses intended to serve Village Two as well as surrounding villages (One, Five, Six and Seven). The Town Center District shall:

- Implement the pedestrian-oriented “main street” concept requiring specific architectural treatments, walkway and paving enhancements, street furnishings, parking design, building orientation and setbacks etc. per the Montecito Village Design and Master Precise Plan guidelines.
- Provide CPF, commercial, park, and multi-family neighborhood synergy.
- Provide non-vehicular circulation connections to the Town Square District, Secondary Core District, and the remainder of the Village.
- Utilize formal landscape and hardscape schemes in the design of the Town Center and Town Square Districts.



Architectural Building Focal Point

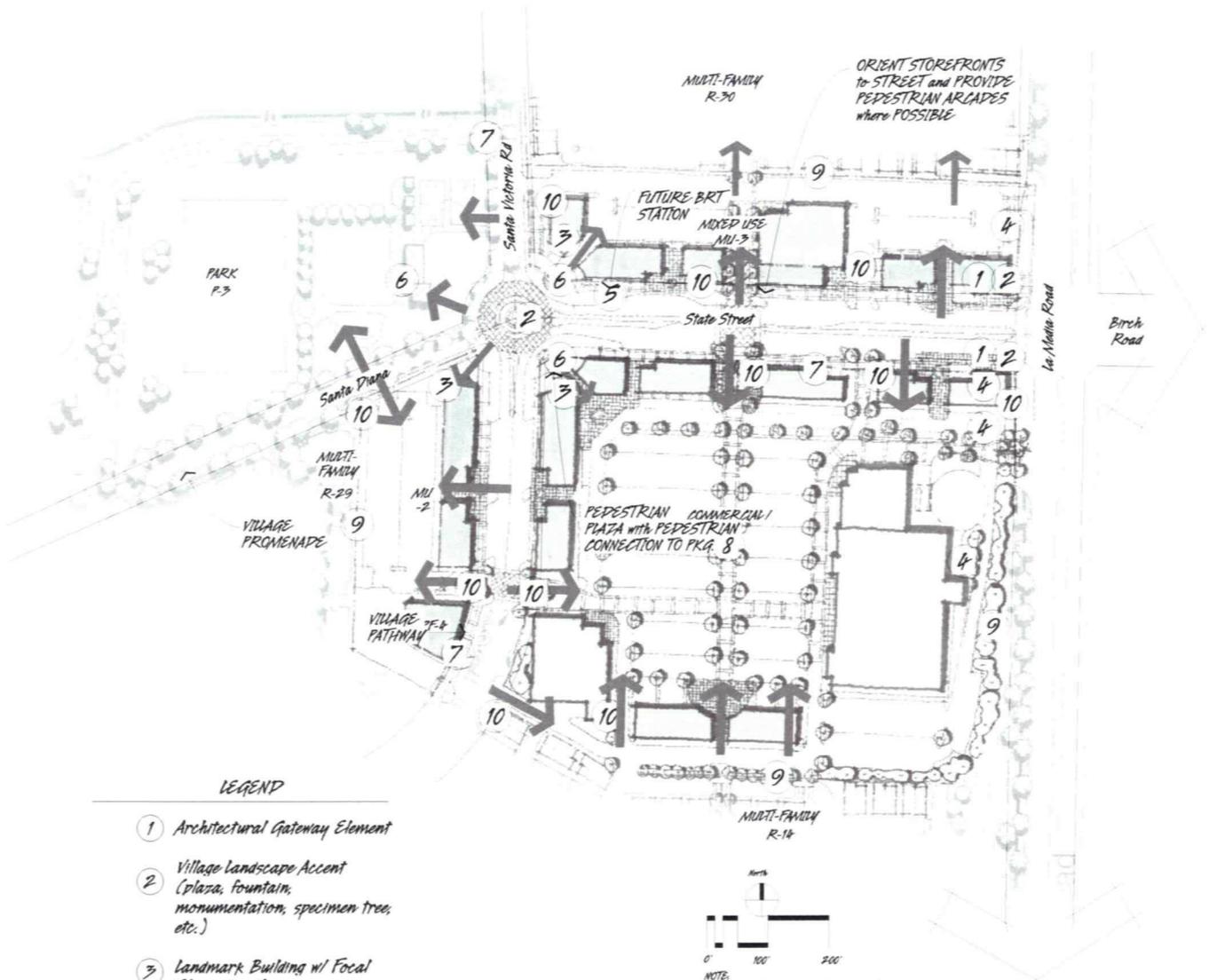


Landmark Building/Plaza

Exhibit 3

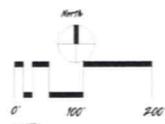
Mandatory Site Plan Elements

Town Center District



LEGEND

- ① Architectural Gateway Element
- ② Village Landscape Accent (plaza, fountain, monumentation, specimen trees, etc.)
- ③ Landmark Building w/ Focal Element @ Corners
- ④ Special Architecture / Enhanced Elevations
- ⑤ Future BRT Station/Shelter
- ⑥ Secondary Village Landmark
- ⑦ Village Pathway
- ⑧ Orchard Parking Concept
- ⑨ Landscape Buffer
- ⑩ Vehicle Access Point
- ➔ Pedestrian Link



NOTE:
THIS EXHIBIT IS A CONCEPTUAL DEFINITION OF PROPOSED LAND USES AND IS SUBJECT TO CHANGE DURING THE DESIGN REVIEW PHASE. HOWEVER, NEIGHBOR AND PEDESTRIAN LINKS HAVE BEEN COORDINATED WITH ADJACENT RESIDENTIAL USES AND ARE CONCEPTUALLY SITED ON THIS ILLUSTRATION

See Footnote 1, Page 17 for a description of Landmark and Secondary Landmark Architecture.



Town Center District

- Architectural/building focal points shall be provided at the roundabout at State Street and Santa Victoria Road, at the western entrance to the Town Center District.
- Buildings with “landmark” (as described in Footnote 1, Page 17) qualities shall be provided within the District to establish identity and orientation for the Village Core.
- Pedestrian plazas are required within the Town Center District C-1 site and may be located at the southeast corner of State Street and Santa Victoria. The plaza shall be a minimum of 3,000 square feet. The plaza and hardscape along the shopping street shall be well defined utilizing a textured hard surface or paving accents that create interesting patterns to identify the plaza as a focal area. A water feature or public art element (i.e. passive or interactive fountain) within the plaza is also required. Site furnishings such as tables and chairs, raised planters, seated walls and other decorative landscape elements are highly encouraged to create an environment that encourages public interaction.
- A future BRT Station shall be located along State Street within the Town Center District.
- A Village Landmark building shall be sited in a visually prominent location within the Town Center District.
- Secondary landmark elements shall be located adjacent to the roundabout.
- An architectural gateway element shall be located at the



Town Square District

eastern entrance to the Town Center District along State Street and La Media Road to create a defined entry and arrival point for visitors entering the Village Core.

- Enhanced architectural elevation treatments shall be applied to buildings visible from La Media Road.
- Parking lots shall be located behind commercial/mixed-use buildings and not visible from village core streets.
- Loading and service areas associated with commercial/mixed-use buildings shall be oriented away from adjacent residential uses wherever possible and shall be screened to minimize visual and noise impacts associated with truck and loading activities.

2. TOWN SQUARE DISTRICT

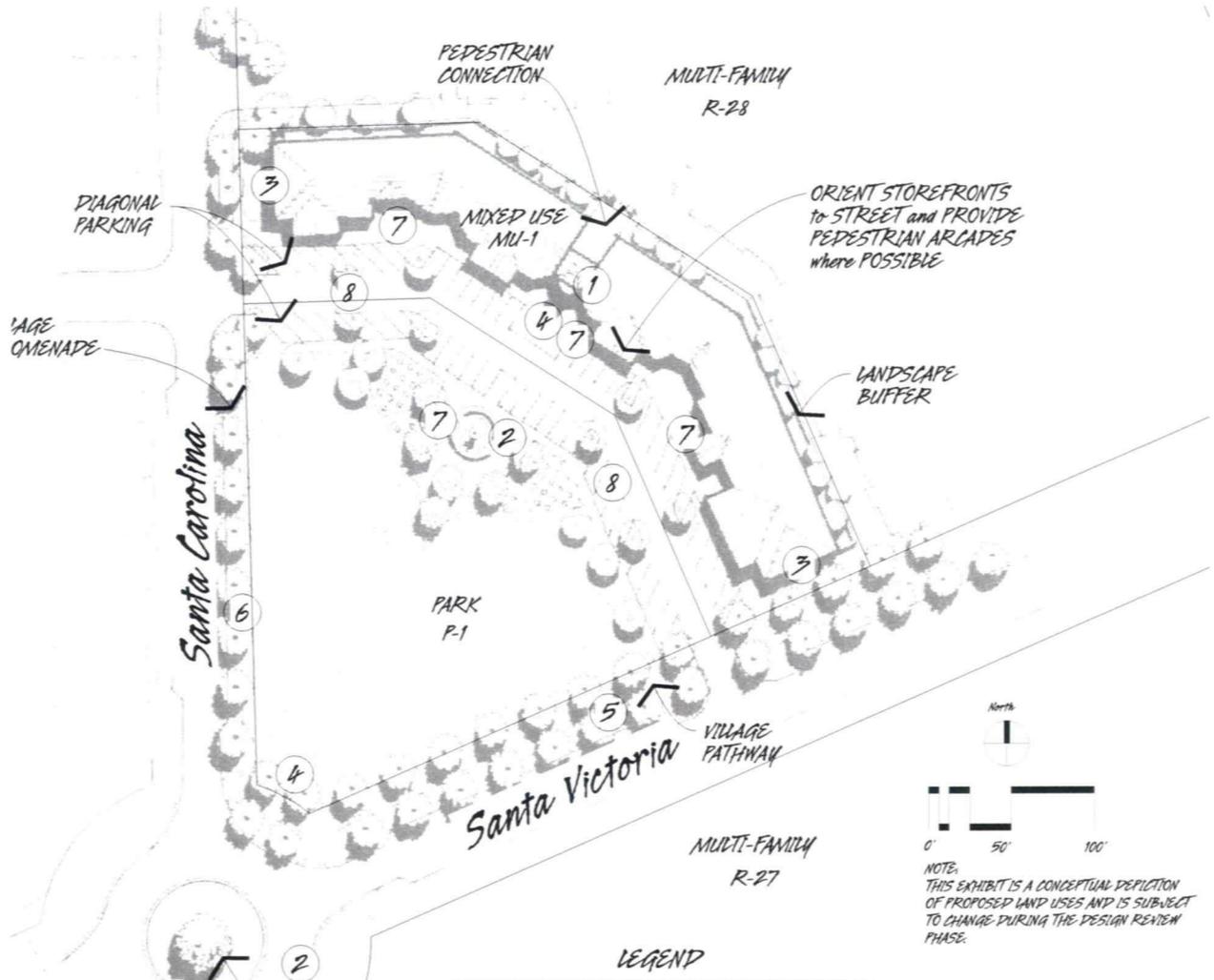
The Town Square District is comprised of the P-1 Town Square Park and MU-1 parcel. The Town Square shall:

- Provide commercial, park, and multi-family neighborhood synergy.
- A landmark architecture (see Footnote 1 on Page 17) building and pedestrian plaza is required in the MU-1 Mixed-Use site of the Town Square District. The plaza and hardscape shall be oriented towards town square and retail shops and shall be well defined utilizing a textured hard surface or paving accents that create interesting patterns to identify the plaza

Exhibit 4

Mandatory Site Plan Elements

Town Square District



North

0' 50' 100'

NOTE:
THIS EXHIBIT IS A CONCEPTUAL DEPICTION
OF PROPOSED LAND USES AND IS SUBJECT
TO CHANGE DURING THE DESIGN REVIEW
PHASE.

LEGEND

- 1 Landmark Building w/
Architectural Focal Element
(See Footnote 1, page 17)
- 2 Village Landscape Accent (i.e.
specimen tree, fountain,
public art, etc.)
- 3 Special Architecture /
Enhanced Elevations
- 4 Secondary Village Landmark
- 5 Village Pathway
- 6 Village Promenade
- 7 Plaza/Seating Area
- 8 Diagonal Parking

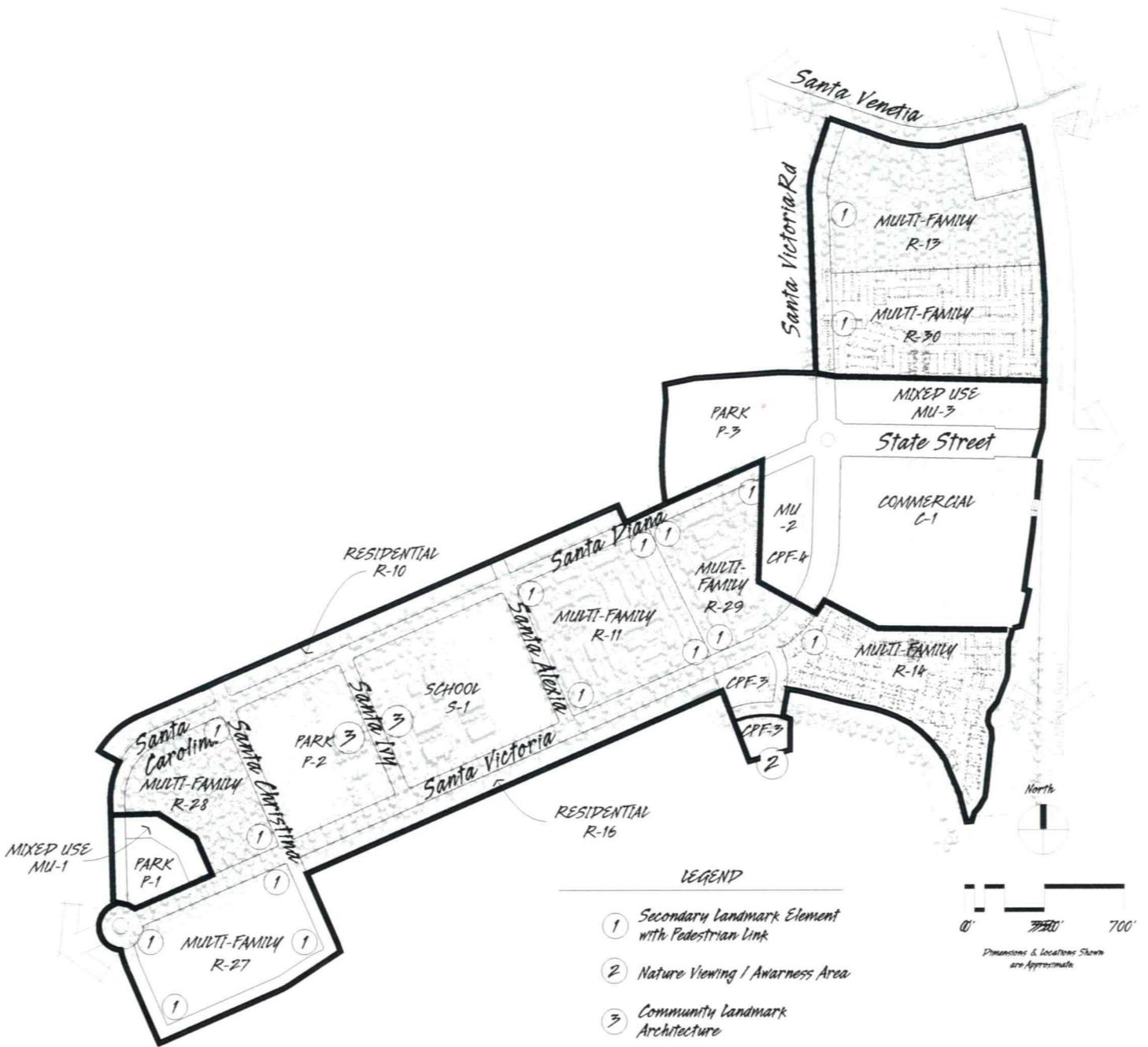
as a focal area. A water feature or public art element (i.e. passive or interactive fountain) within the plaza is also required. Site furnishings such as tables and chairs, raised planters, seat walls and other decorative landscape elements are highly encouraged to create an environment that encourages public interaction.

- Buildings with “landmark” (described in Footnote 1, Page 17) qualities shall be provided within the District to establish identity and orientation for the Village Core.
- The Town Square shall be designed as a Landmark element and as a gateway to the Village Core.
- Provide non-vehicular circulation connections to the Town Center and Secondary Core Districts.
- Secondary landmark elements shall be located adjacent to the roundabout.
- A water feature, public art, or specimen tree shall be located within the roundabout, providing a sense of entry into the village core.

3. SECONDARY CORE DISTRICT

- Multi-family residential building entrances (front doors) shall be oriented to Santa Victoria Road, Santa Carolina Road, Santa Diana Road, Santa Christina Avenue, and Santa Alexa Avenue with distinct pedestrian connections to the walkways that adjoin them as depicted on the Special Considerations for Residential Buildings, Exhibit 16.
- Multi-family residential, commercial, and school buildings shall have enhanced architectural elevations when oriented towards and/or visible from public streets.
- Buildings with landmark qualities shall be located in the Park (P-2) and School (S-1) sites.
- Provide non-vehicular circulation connections between adjacent multi-family neighborhoods and to the Town Center and Town Square Districts.
- Provide landscape buffer to screen commercial parking areas from view and between multi-family and single-family uses.
- Secondary landmark elements (described in Footnote 1, Page 17) shall be located at the Santa Victoria/Santa Diana intersection (see Exhibit 5 Secondary Landmark Elements with Pedestrian Access).

Exhibit 5
Mandatory Site Plan Elements
 Secondary Core District



See Footnote 1, Page 17 for a description of Landmark and Secondary Landmark Architecture.



Montecito Village Core Master Precise Plan

IV. Village Design Plan / Site Design Guidelines



IV. Village Design Plan

IV. SITE DESIGN GUIDELINES

The preceding chapters identified the Montecito Village Core, described the Design Review processes and presented an overview of the Village Districts and Master Precise Plan. This Chapter provides additional detailed guidelines for the three (3) design Districts of the Village Core. Projects will be evaluated for consistency with the following design elements:

- 1) Building Design/Siting;
- 2) Pedestrian/Bicycle/Vehicle/Transit Access;
- 3) Urban Character/Architecture/Landscape Architecture

Projects must also demonstrate consistency with Exhibits 3, 4 & 5, Mandatory Site Plan Elements, Exhibit 12, Core Pedestrian Circulation, and Exhibit 13, Vehicular Access. These exhibits must be consulted to determine vehicular and pedestrian access requirements as well as required site plan elements for Village Core neighborhoods.

The following sub-sections provide an overview of each design district, followed by a discussion of the guidelines and required/desired responses to be addressed in the Design application.

A. TOWN CENTER DISTRICT



The Town Center District includes the commercial/mixed-use development sites fronting on State Street and Santa Victoria Road (see Exhibit 1, Design Districts). This is the most structured and urban area within the core and has a strong pedestrian orientation. With limited vehicle speeds and diagonal parking, this district will function as a traditional "main street", fronted by pedestrian-scaled storefronts and shops linked by wide pathways, planters, street furnishings (Exhibit 6), and coordinated architecture and signs. Subordinated vehicle activity and a pedestrian-friendly urban environment define the character of the streetscape.

1. BUILDING DESIGN & SITING

These guidelines should be applied most stringently to the buildings fronting State Street and Santa Victoria Road due to the high level of visibility of these edge conditions. Special attention shall be given to buildings visible from La Media Road as this location lies adjacent to the Village entry where initial impressions of the Village Core will be established. Less visible edges are given less attention as they are less critical to the overall concept. Consequently, the application of these guidelines should consider the range of exposures available. As a result it is likely that a variety of character/orientation solutions will need to be incorporated into a design plan.

The following guidelines apply to building design and siting within the Town Center District:

- Multiple story buildings (up to 4 stories, 60 ft max.²) with retail at street level and residential uses above are permitted and encouraged.
- Buildings fronting on State Street and Santa Victoria shall be set as close to the street as possible to encourage interaction between building activities and passers by and to enhance the urban character of the area.³
- Building clusters shall utilize internal courtyards or plazas as focal points.
- Building corners shall be well defined with vertical elements to help create public spaces and improve orientation within this district.

² May be taller for special architectural features, subject to Design Review.

³ Canopies, arcades, and roof overhangs may project a maximum of five (5) feet into the right-of-way and/or be setback five (5) feet from the right-of-way in an amount not to exceed thirty (30) percent of the building length as measured along the right-of-way. These projections shall maintain a minimum of eight (8) feet in clearance as measured from the sidewalk to the bottom of structure. Bicycles and pedestrians will share multi-purpose pathways in this area. Adequate signage must be provided.

Exhibit 6
State Street Amenities



Newspaper Vending

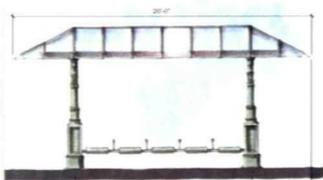


Space Divider

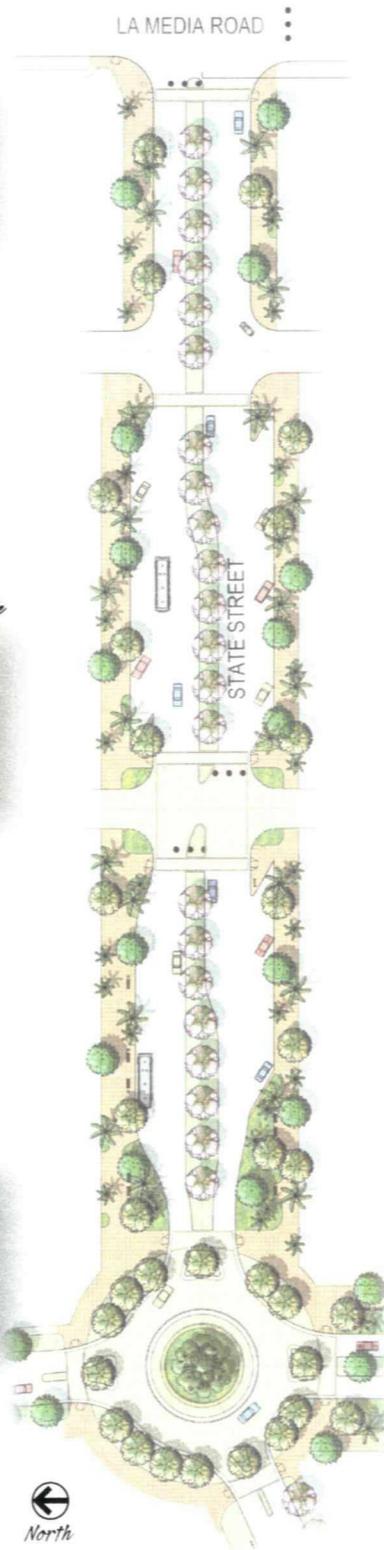
Trash Receptacle



Bench



Bus Shelter



Seat Wall



Street Light



Paving



Bike Rack



Bollard



Clock



Street Sign

Note: Per approved SPA and TM, the Village Pathway is a multi-purpose trail providing minimum 9' clearance along State Street.



- Primary building entrances shall be located on the State Street and Santa Victoria Road edges and shall be closely spaced and varying in depth to increase articulation and interest. Design emphasis on the entries improves the street scene and helps distinguish individual shops in a multi-tenant building.
- Storefronts shall incorporate display windows to create interest and encourage window shopping along the pedestrian walk. Display windows increase visibility into the shops during daylight hours and enhance the pedestrian experience at night by increasing lighting along the storefronts. Uses which are not conducive to such exposure shall not be located along State Street or Santa Victoria Road.
- A minimum of 50% (or as determined by Design Review Committee) of the storefront shall be comprised of glazing.
- Each project (use) shall provide a well-articulated, identifiable entry for both the pedestrian and vehicle, from street/walkway to building. Project entries and connections to and into buildings shall be enhanced with landscaping, hardscape detail and architectural accents.

2. PEDESTRIAN/BICYCLE/VEHICLE/TRANSIT ACCESS

- Vehicle access shall be clearly subordinated to pedestrian access in this area. Single back door vehicle access to the building's rear shall be allowed, potentially under a building bridge. In addition to the diagonal parking along State Street and Santa Victoria Road, parking shall be located behind buildings fronting the State Street and Santa Victoria edges on these parcels.
- All service and loading areas shall be accessed from an alley or rear parking area. No loading shall occur on the street or pedestrian oriented sides of a building. No garage type loading doors shall be located on a building facade directly facing a public street.
- Parking lots, walkways and courtyards shall be designed at a human scale. Special paving, lighting, signage, and landscaping shall be utilized to promote pedestrian and bicycle movement and reduce the impersonal expansiveness of large spaces.
- Off-street parking areas for more than five vehicles shall be screened by a 10 foot wide landscaped strip. (Village of Montecito and Otay Ranch Business Park P.C. District Regulations; page 65).

- The Village Pathway in front of commercial and retail use areas shall function as multi-use pathways allowing for comfortable shared pedestrian and bicycle circulation. Frequent opportunities to sit, relax, and observe shall be provided with the inclusion of benches, steps, planters, and short walls within and adjacent to these corridors.
- Pedestrian, bicycle and cart access routes to the Village Core shall be maximized.
- Pedestrian, bicycle and cart access routes along the village pathway shall provide convenient access to the planned future transit stops on State Street. The architecture of these stops shall be consistent with the remaining district.

Where uses have predictable time cycle parking demands and where supported by appropriate traffic/parking studies, shared parking is encouraged as a means to reduce total parking lot area. (Note: The criteria and standards provided in Shared Parking published by the Urban Land Institute (ULI) or similar objective requirements may be utilized to assess parking needs and formulate shared parking agreements).

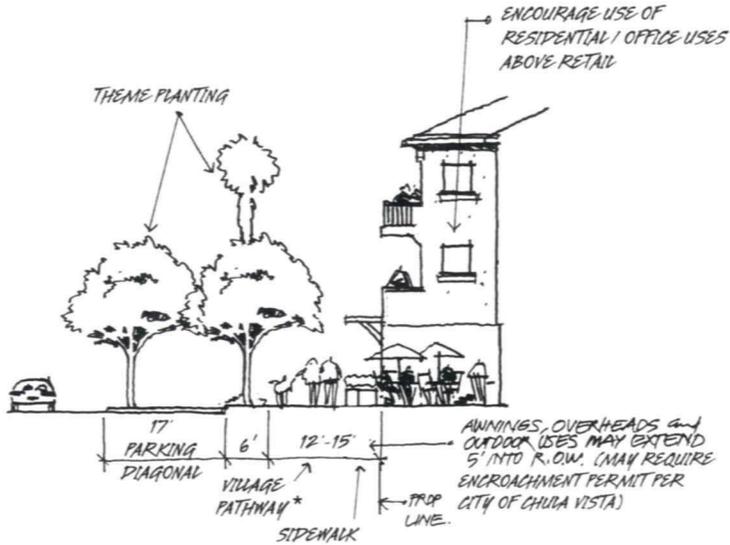


B. TOWN SQUARE DISTRICT

The Montecito Town Square District is located at the west end of the Village Core and serves as the western entry to the Village Core (Exhibit 1, Design Districts). It consists of street level, storefronts fronting on a formally designed town square alongside the village pathway. The town square, in conjunction with special architectural elements of the mixed-use district, serves as a village focal point and reinforces the pedestrian design and urban character of the village. A secondary landmark element (as described in Footnote 1, Page 17) near the roundabout, forming the intersection of Santa Victoria and Santa Carolina Roads, welcomes visitors to the district from the east. The District also contains an interesting pedestrian-oriented corridor consisting of broad sidewalks with street trees, street furnishings, paving enhancements, and Santa Barbara inspired landscape and architecture.



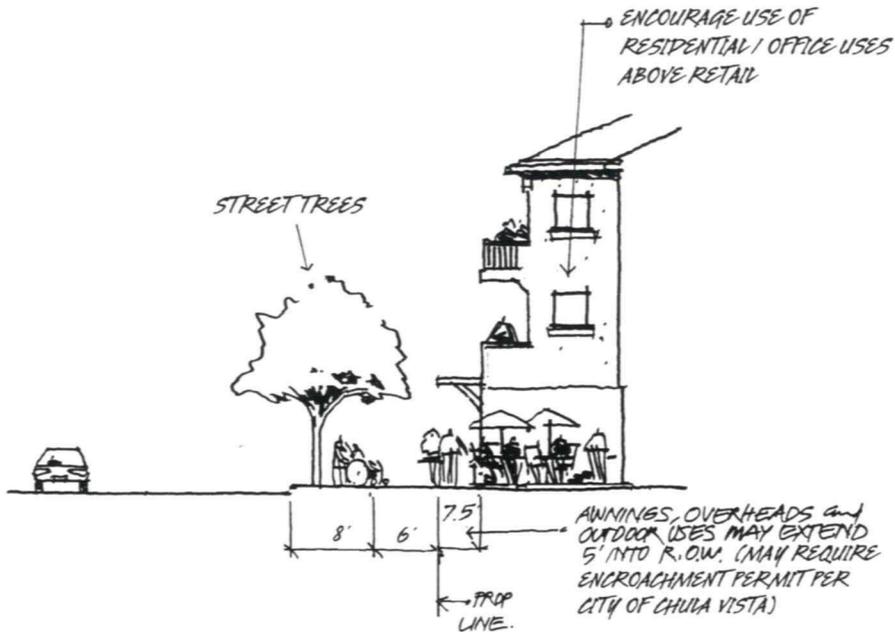
Mixed Use & Institutional Building Setbacks



Mixed Use Building Design & Siting

Portion of State Street & Portion of Santa Victoria

* This portion of the Village Pathway is a multi-purpose pathway. A clear pathway (9' on State Street and 12' on Santa Victoria), clear of obstructions must be maintained.



Mixed Use Building Design & Siting

Portion of Santa Diana

Exhibit 8

Parking Lot Entry from Promenade Street

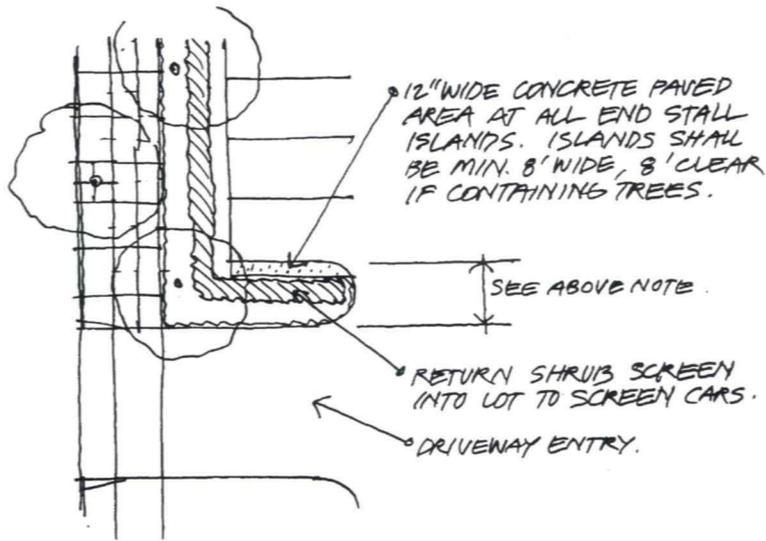
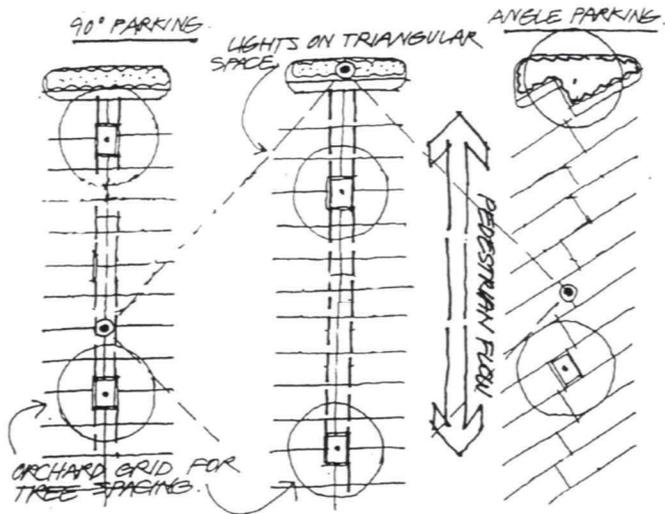


Exhibit 9

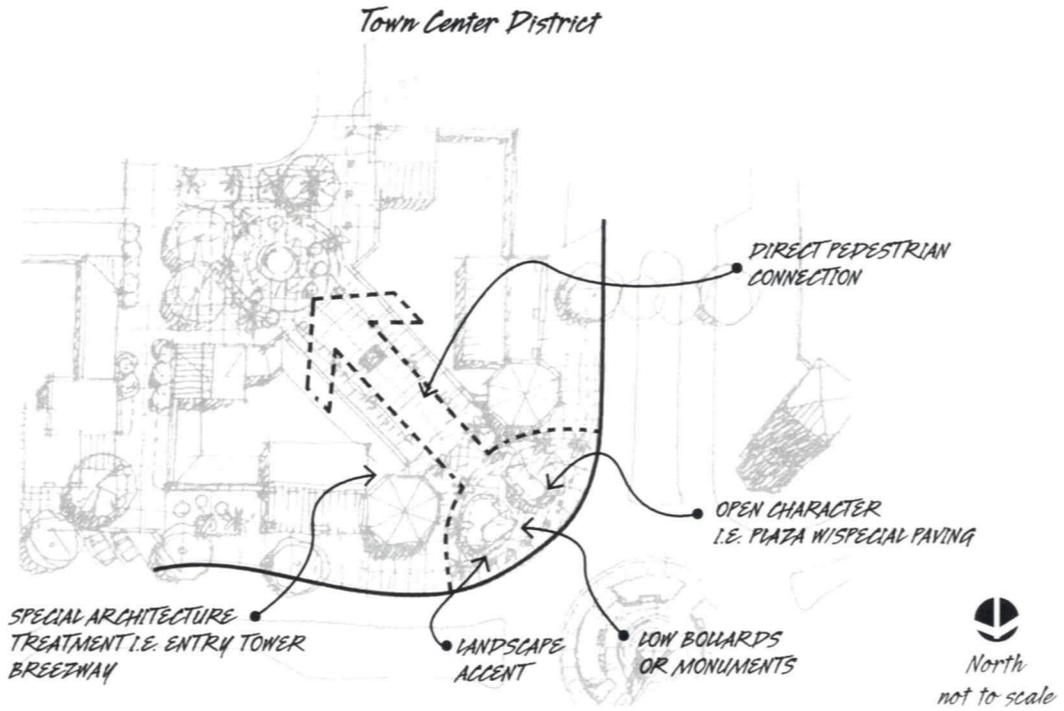
Parking Orchard Concept



TOWN CENTER DISTRICT - PROTOTYPICAL PARKING LOT LAYOUT. "ORCHARD CONCEPT."

- PROVIDE PLANTERS AT END OF PARKING BAYS FOR SCREENING and TRAFFIC CONTROL.

Secondary Landmark Element with Pedestrian Access



1. BUILDING DESIGN & SITING

These guidelines should be applied most stringently to the buildings facing the Town Square and fronting on Santa Carolina Road and Santa Victoria Road due to the high level of visibility of these edge conditions. Less visible edges may be given less attention as they are less critical to the overall concept. Consequently, the application of these guidelines should consider the range of exposures available and incorporate a variety of character/orientation solutions into the design plans for this District.

The following guidelines apply to building design and siting within the Town Square District:

- Multiple story buildings (up to 3 stories) with retail at street level and residential and office uses above are permitted and encouraged.
- Buildings fronting on Santa Carolina and Santa Victoria Roads shall be set as close to the street as possible to encourage interaction between building activities and passers by and to enhance the urban character of the area.⁴
- Exterior residential patios shall abut landscape easements where possible.
- Building clusters shall utilize internal pedestrian promenades or plazas as focal points.
- Building corners shall be well defined with vertical elements to help create public spaces and improve orientation within this district.
- Primary building entrances shall be located on the Town Square facing elevations and shall be closely spaced and varying in depth to increase articulation and interest. Design emphasis on the entries improves the streetscene and helps distinguish individual shops in a multi-tenant building. Storefronts shall incorporate display windows to create interest and encourage window shopping along the pedestrian walk. Uses which are not conducive to such exposure shall not be located along the street level Town Square facing

⁴ Canopies, arcades, and roof overhangs, signs, movable planter, and temporary outdoor uses such as dining and merchandise displays may project a maximum of five (5) feet into the right-of-way for the commercial use areas only. Dining areas may be the full width of the restaurant's frontage except the entrance shall not be blocked. The total length of projections may not exceed thirty (30) percent of the building frontage along the right-of-way. Overhead projections shall maintain a minimum of eight (8) feet in vertical clearance as measured from the sidewalk to the bottom of structure.

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elevations or ground floor elevations facing Santa Carolina or Santa Victoria Roads.

- Each project (use) shall provide a well-articulated, identifiable entry for both the pedestrian and vehicle, from street/walkway to building. Project entries and connections to and into buildings shall be enhanced with landscaping, hardscape detail and architectural accents.

2. PEDESTRIAN/BICYCLE/VEHICLE/TRANSIT ACCESS

- Vehicle access shall be clearly subordinated to pedestrian access in this area. Single back door vehicle access to the building's rear shall be allowed, potentially under a building bridge. In addition to the on-street parking along Santa Carolina, parking shall be located in front of buildings facing the Town Square on these parcels.
- No garage type loading doors shall be located on a building facade directly facing a public street.
- Loading and service areas associated with commercial and mixed-use areas shall be screened to minimize visual and noise impacts on adjacent residential uses.
- Parking lots, walkways and courtyards shall be designed at a human scale. The use of special paving, lighting, signage, and landscaping shall be utilized to promote pedestrian and bicycle movement and reduce the impersonal expansiveness of large spaces.
- Sidewalks in front of commercial and retail use areas shall allow for comfortable pedestrian circulation. Frequent opportunities to sit, relax, and observe shall be provided with the inclusion of benches, steps, planters, and short walls within and adjacent to these corridors.
- Pedestrian, bicycle and cart access routes to the Village Core shall be maximized.
- Pedestrian, bicycle and cart access routes along the village pathway shall provide convenient access to the planned future transit stops on State Street.
- Diagonal parking shall be provided between the town square and mixed-use components.

Where uses have predictable time cycle parking demands and where supported by appropriate traffic/parking studies, shared parking is encouraged as a means to reduce total parking lot area. (Note: The criteria and standards provided

in Shared Parking published by the Urban Land Institute (ULI) or similar objective requirements may be utilized to assess parking needs and formulate shared parking agreements).

C. SECONDARY CORE DISTRICT

The Secondary Core District (see Exhibit 1, Design Districts) includes the multi-family neighborhoods of R-10, R-11, R-13, R-14, R-16, R-27, R-28, R-29 and R-30 a landmark neighborhood park site (P-2), an elementary school site (S-1), and a landmark community facility (CPF-3). This district serves as a link between the more intensively used and formally designed Town Center and Town Square Districts. This District contains many of the design elements of the adjoining Districts such as a pedestrian friendly corridor consisting of broad sidewalks with street trees, landscaped parkways, and paving enhancements. Santa Barbara inspired landscape and Mission and Spanish Eclectic architecture further link the District with the remaining Core areas.

The neighborhood park, school site, and community purpose facility provide landmarks for the Secondary Core District.

1. BUILDING DESIGN & SITING

These guidelines should be applied most stringently to the buildings facing Santa Carolina, Santa Diana, Santa Victoria, Santa Cristina, Santa Ivy, and Santa Alexia. The following guidelines apply to development within the Secondary Core District.

- Multiple story buildings (up to 4 stories) are permitted and encouraged, in accordance with the Village of Montecito PC Districts Regulations.
- Buildings fronting on Santa Carolina and Santa Victoria Roads shall be set as close to the street as possible to encourage interaction between building activities and passers by and to enhance the urban character of the area.
- A fifteen foot (15') landscape buffer shall be provided where multi-family land uses abut single family uses. (Village of Montecito and Otay Ranch Business Park P.C. District Regulations; page 31).

IV. Village Design Plan

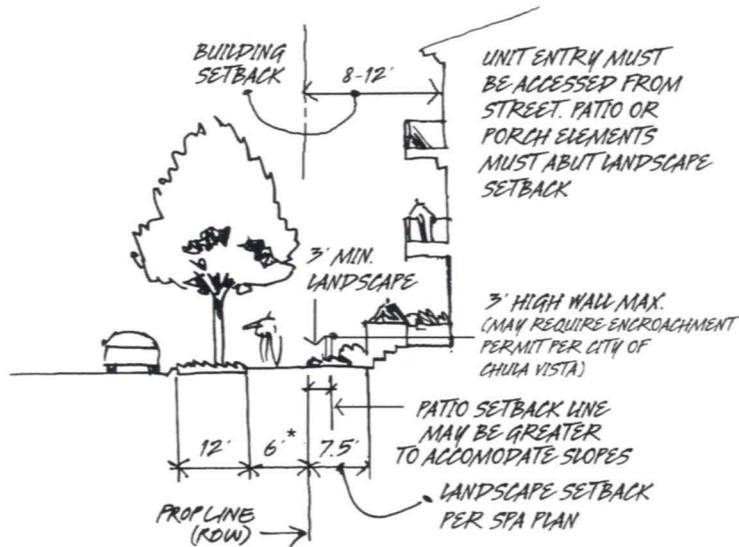
- Multi-family buildings shall be setback as close as practical to the streets to create and enhance the urban form and character.
- Exterior residential patios shall abut landscape easements where possible.
- Canopies, awnings, balconies and roof overhangs may project a maximum of five (5) feet into the building setback.

2. PEDESTRIAN/BICYCLE/VEHICLE/TRANSIT ACCESS

Balancing pedestrian, vehicular and transit access within the Secondary Core District will create an effective overall circulation system and enhance pedestrian circulation. The following circulation guidelines apply to the Secondary Core District:

- Pedestrian walkways shall connect directly with the front entrances to buildings along Village Pathways and Promenade Streets. These sites shall provide direct pedestrian access to the Town Center and Town Square District, Park, School, and CPF sites (see Exhibit 12).
- Parking and vehicle access shall be located to the rear of each site and separated from the pedestrian-oriented street frontage.
- Secondary Landmark Elements (as described in Footnote 1, Page 17) at pedestrian access points are required at the Santa Venetia/Santa Victoria and Santa Diana/Santa Victoria intersections per Exhibit 10, Secondary Landmarks with Pedestrian Access.

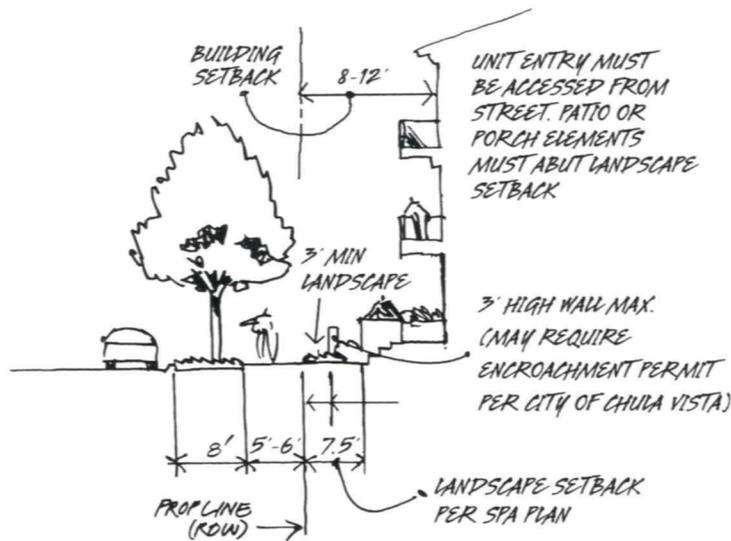
Multi-Family Building Setbacks (R-10 and R-16)



Multi-Family Building Setbacks

(Santa Victoria Road, South Side @ R-16 Frontage)

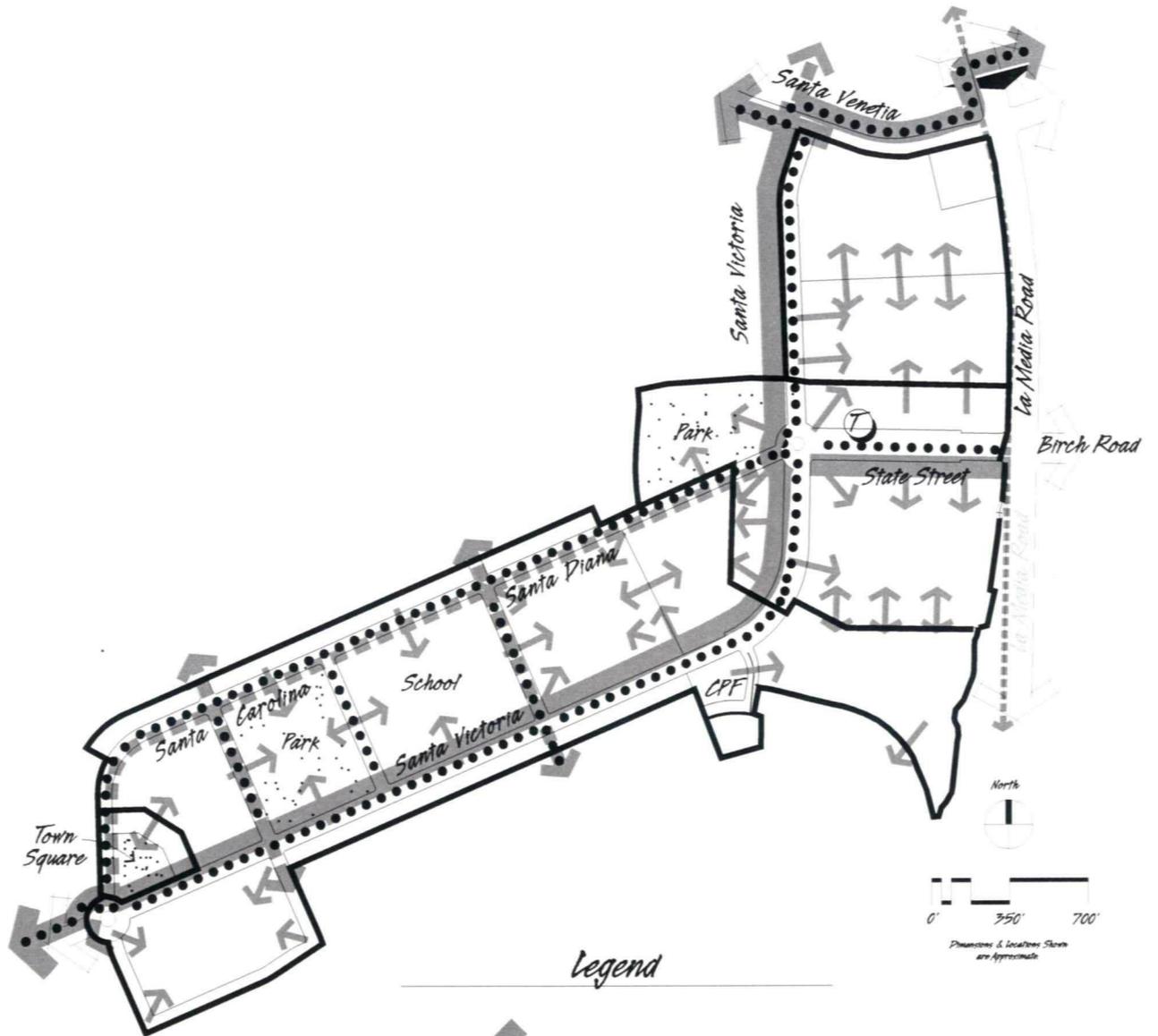
*15' Village Pathway along North side



Multi-Family Building Setbacks

(Santa Diana, North Side @ R-10 Frontage)

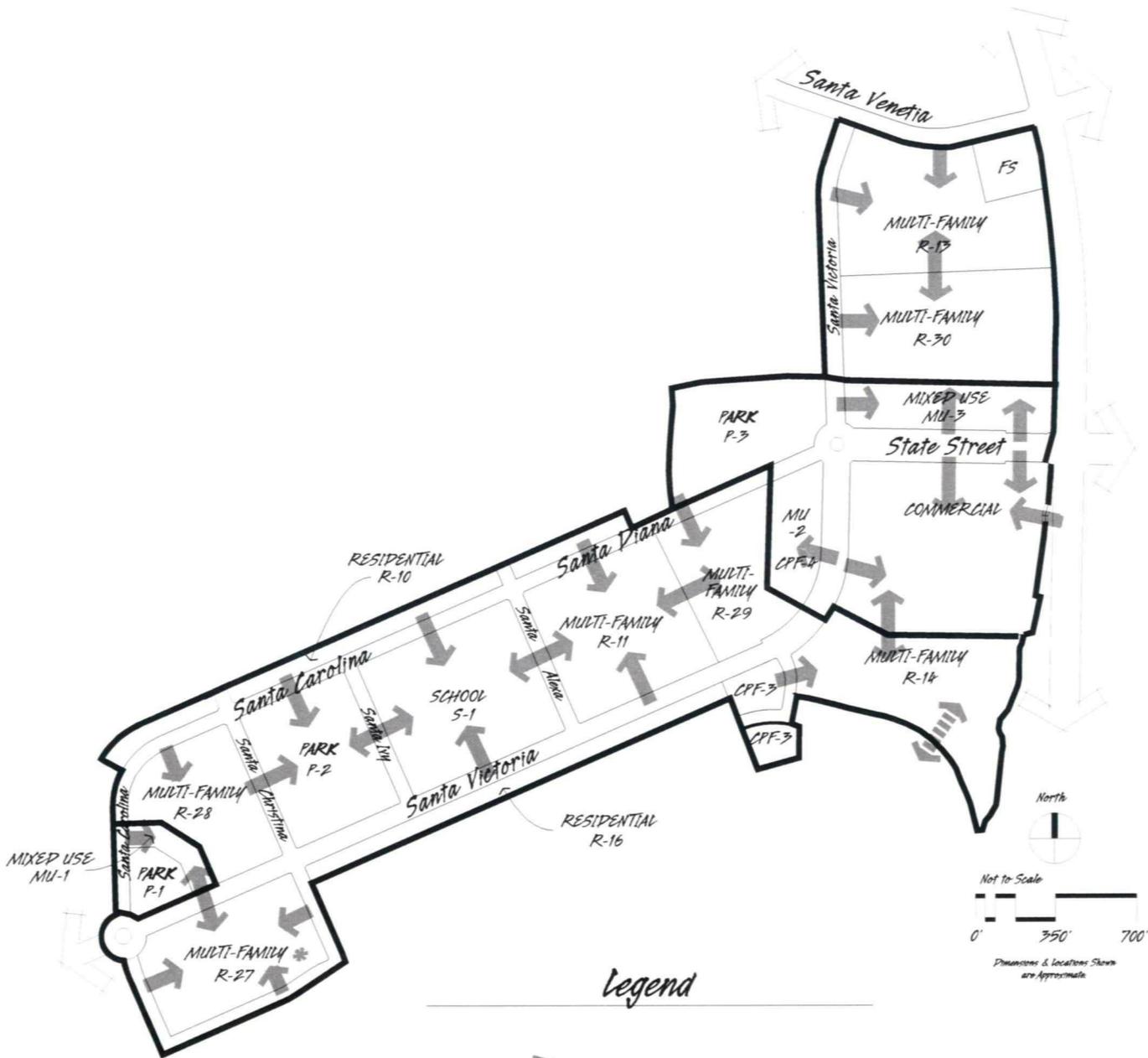
Core Pedestrian/Bicycle Circulation



Legend

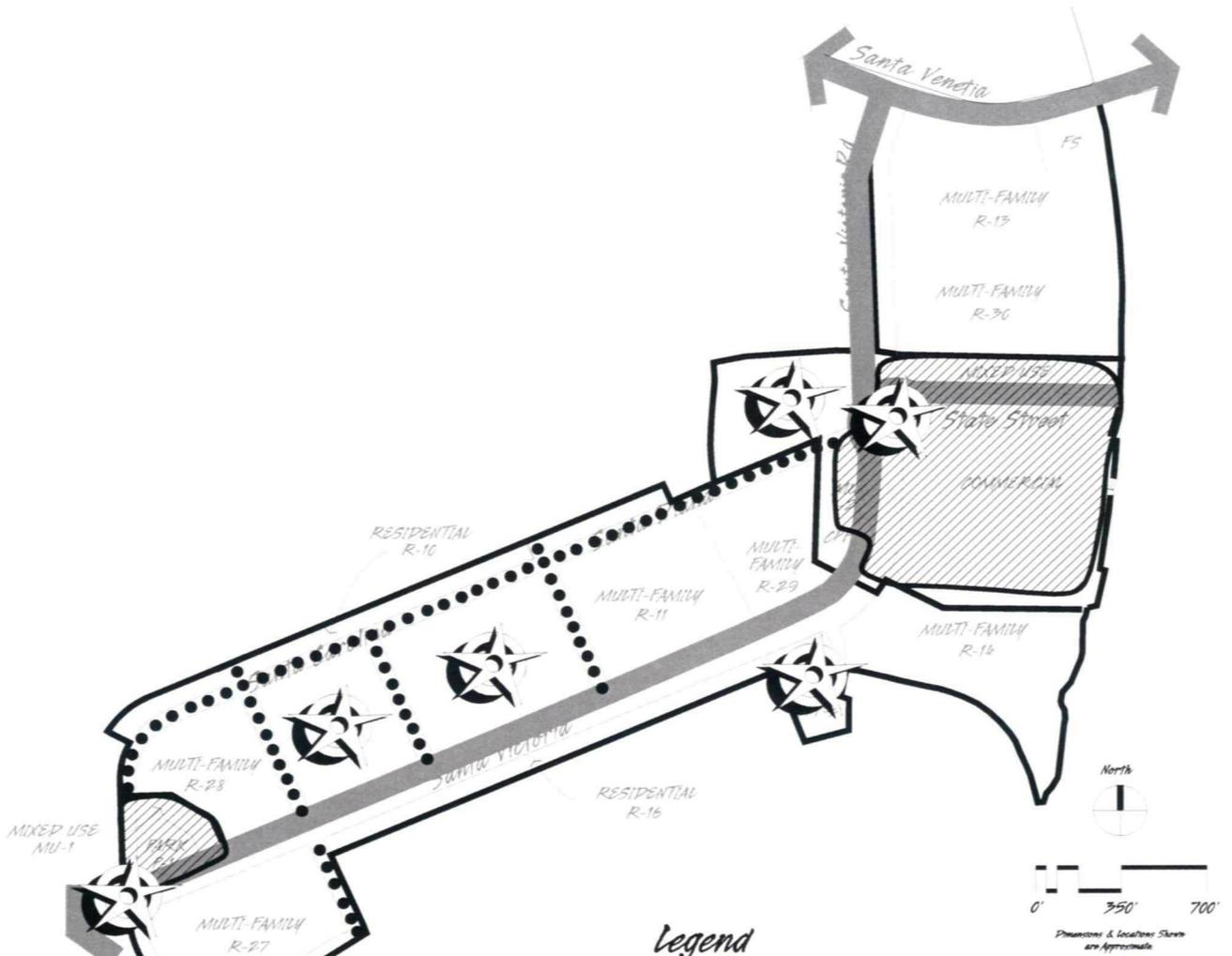
-  Village Pathway
-  Village Promenade
-  Regional Trail
-  Pedestrian Linkage
-  Transit Stop
-  Bicycle Access on Both Sides of the Street Provided

Exhibit 13
Vehicular Access



* 2 POINTS OF VEHICULAR ACCESS ARE REQUIRED TO SERVE R-27

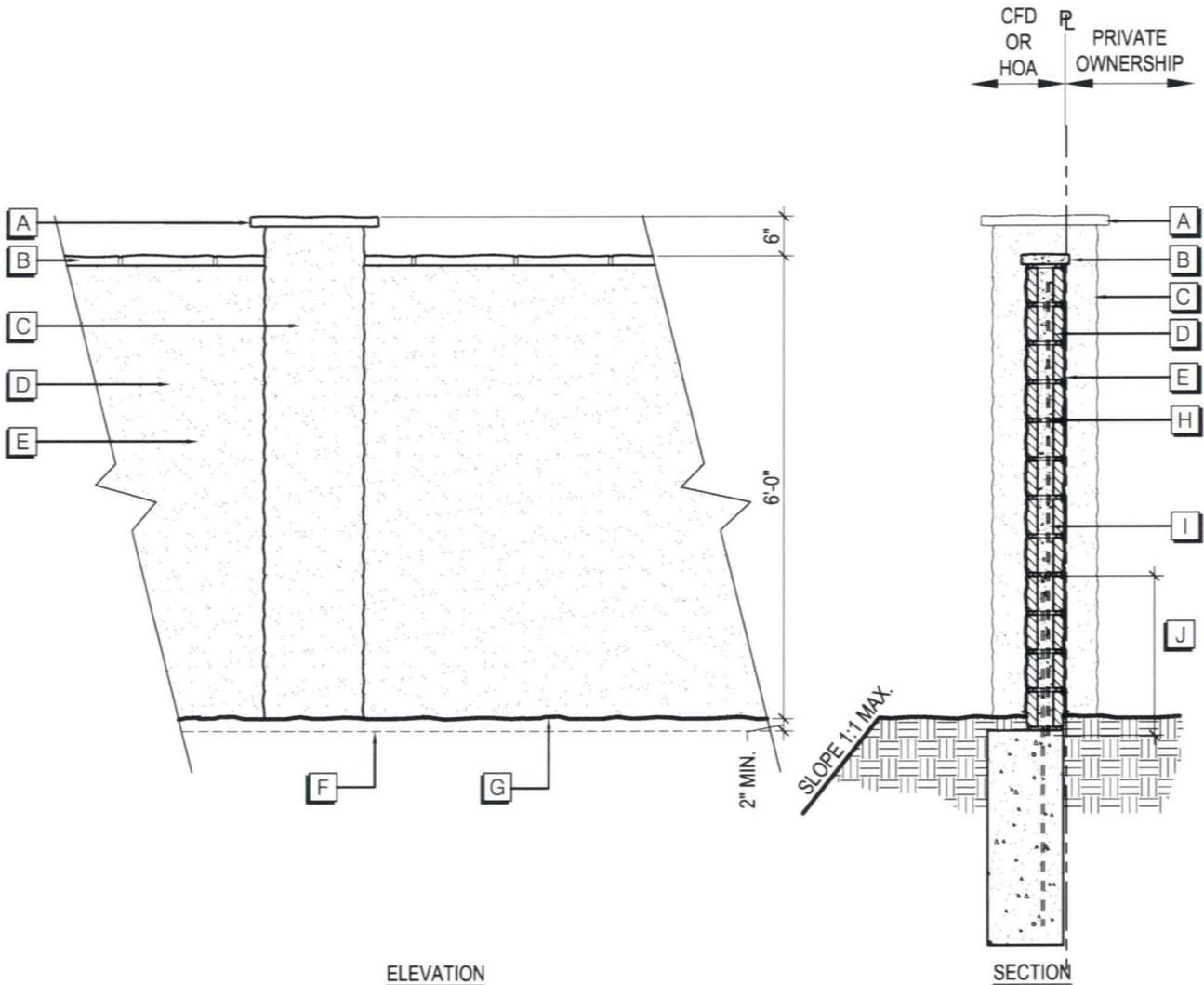
Exhibit 14
Lighting Plan



Legend

-  Town Center / Town Square District
Special Active Lighting
-  Village Pathway Lighting
(Varies by District)
-  Promenade Street Lighting
-  Special Accent Use Area Lighting

Otay Ranch Village of Montecito Theme Wall



- | | |
|--|--|
| <p>A 20"x2"x20" SLUMPED CAP, COLOR TO BE ORCO "ADOBE" (OR EQUAL). COLUMN CAPS TO OVERHANG ALL FOUR SIDES OF COLUMN BY 2" (+/-).</p> <p>B 8"x2"x16" SLUMPED CAP, COLOR TO BE ORCO "ADOBE" (OR EQUAL)</p> <p>C 16"x6"x16" SLUMPED BLOCK COLUMN - COLOR TO BE ORCO "ADOBE" (OR EQUAL) W/ DAVIS COLORS 'MC66' MORTAR.</p> <p>D 6"x6"x16" SLUMPED BLOCK WALL (FOR CONSTRUCTION SEE CITY OF CHULA VISTA'S FORM 4604 FOR EXACT DETAILS) - COLOR TO BE ORCO "ADOBE" (OR EQUAL) W/ DAVIS COLOR #MC66 MORTAR.</p> <p>E SLURRY COAT (COLOR TO BE SELECTED) WITH "BREAK-THROUGH" ANTI-GRAFFITI COATING (ON OPEN SPACE SIDE ONLY). SATIN CLEAR GRAFFITI RESISTANT CLEARCOAT (50-0) MANUFACTURED BY VANEX, AVAILABLE THROUGH TRI-CITY PAINT (619) 530-1666.</p> | <p>F TOP OF CONCRETE FOOTING (FOR CONCRETE FOOTING SIZE, SEE CITY OF CHULA VISTA'S FORM 4604 FOR EXACT REQUIREMENTS).</p> <p>G FINISH GRADE</p> <p>H LADUR STD. 2-9 GAGE (SEE CITY OF CHULA VISTA'S FORM 4604 FOR EXACT REQUIREMENTS)</p> <p>I REINFORCING STEEL (SEE CITY OF CHULA VISTA'S FORM 4604 FOR EXACT REQUIREMENTS)</p> <p>J REINFORCING STEEL 24" LAPPED MIN. (SEE CITY OF CHULA VISTA'S FORM 4604 FOR EXACT REQUIREMENTS)</p> |
|--|--|

D. GENERAL VILLAGE CORE AREA REQUIREMENTS

The preceding chapters describe specific Village Core District requirements. The following guidelines and requirements apply to all Districts within the Village Core unless specified otherwise.

1. ARCHITECTURE

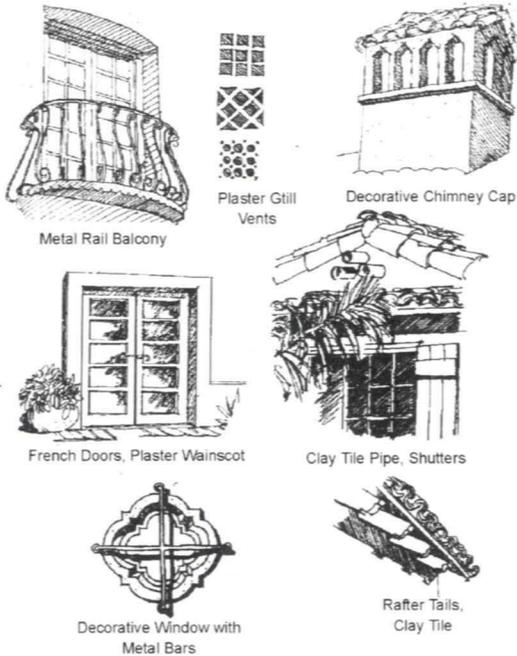
The Santa Barbara architectural theme selected for the Montecito Village Core reflects the architectural styles that developed in moderate climates such as those found along the Mediterranean Sea, in Mexico and Southern California. In these areas, similar architectural forms developed that share common traits and use of materials such as stone, stucco for wall surfaces, and roof tiles, and a limited use of milled lumber. The traditions that developed conveyed a vernacular of hand made quality in design and detail, resulting in simple forms articulated by design orientation relative to strong sunlight. The buildings exhibit broad expanses of stucco surfaces, deep reveals, porches, arcades and red-tiled roofs. Buildings also have weather protecting colonnades and wall extensions to enclose garden spaces, and are sensitively situated with respect for the site and natural topography. Other features included low-keyed traditional colors, exposed stone and woodwork, Spanish/Mediterranean inspired ironwork, canvas, benches, fountains, arbors, signing, lighting, traditional paving and landscaping. Site planning is often characterized by enclosed patios and interior courtyards with somewhat formal planting. Pools, ponds and fountains of traditional plan and form often have axial relationships to the structures and/or the fenestration of the building. The design of parking lots and various utilitarian structures (including trash enclosures) also reflect these historic traditions. Architecture within the Montecito Village core shall reflect these design traditions.

The following general architectural guidelines apply to buildings proposed within the Village Core:

- Building designs shall relate to the Santa Barbara architectural vernacular.
- Buildings shall be designed so that their surfaces convey a visual suggestion of masonry construction.
- The volumes which compose a building shall be broken up subtly into smaller units so as to better relate to the scale of the Town Center District.

- The surfaces of the buildings shall be dominated by light colored stucco, articulated by deep recessed openings, by a judicious use of such traditional features as balconies, decorative moldings, cornices, columns, piers, pilasters, light fixtures, awnings, decorative tile, accent colors and signing; also by the patterns and colors of adjacent foliage.
- Roof forms shall relate primarily to building forms, to the stucco surfaces and related walls, and make a positive contribution to adjacent structures. Rooftop mechanical equipment shall be screened from view in a traditional manner. Red Mission cap and pan tile roofs, and traditional cornices and entablatures are the preferred solution for roof forms.
- In larger buildings or groups of buildings, horizontal massing shall be interspersed with taller vertical elements such as towers.
- Larger towers shall signify focal elements and meeting/activity places and are encouraged where landmark architectural features are required.
- The architecture shall provide shade, indoor and outdoor spaces, and people-gathering areas such as courtyards and plazas. Pedestrian “nodes” with seating and/or sidewalk arcades shall be incorporated into projects.
- Exterior building elevations shall incorporate a range of scale defining elements that relate larger building masses to the pedestrian. Elements to include, columns, archways, doorways, upper floor windows and balconies.
- Overhead features that create a sense of enclosure and encourage visitors to linger and enjoy the area are desirable aspects of plazas and pedestrian walkways. Features such as trellis, canopies, arcades and roof overhangs can achieve these objectives and also provide a measure of weather protection when necessary.
- Outdoor refuse or storage containers shall be completely screened. No refuse collection or storage areas shall be located between a street and the front of a building or in pedestrian corridors. The exact location of outdoor refuse or storage containers shall be determined at Individual Precise Plan level.
- Mechanical and electrical equipment, utility connections and antennas shall be mounted within

IV. Village Design Plan



the interior of a building whenever practical. When interior mounting is not practical, equipment shall be screened from public view. Any screening shall be architecturally integrated into the building.

- Buildings shall be constructed using materials with good insulating value and shall incorporate natural materials.
- A variety of building height and massing shall be achieved, either grouped or as individual buildings.
- Windows, entries and doors shall vary in size, shape and detail and shall be deeply recessed. Actual recessed openings are highly encouraged, although the appearance can be achieved through the use of building projections (pop-outs) and bay-windows.
- Architectural features such as arches, columns, trellises, moldings and build-up planters shall be used to soften and humanize buildings.
- Views to second floor pedestrian spaces shall be enhanced as much as possible to facilitate easy access and convenient identification.
- Structures shall blend and harmonize with surrounding buildings.
- Buildings should be unique but address and/or share certain fundamental architectural characteristics consistent with the elements that distinguish individual design districts.
- Architectural style along the same street or within a complex shall include buildings of similar but varying height and share one or more distinctive elements: materials, window style, door style, detailing, porches, arcades, overhangs, roofing, color, etc.
- The highest use pedestrian areas shall have the highest level of design detail (e.g., courtyards, plazas and base story).
- Relieving arches, balconies, balustrades, chimneys, cupolas, belt course, ceramic tile, raised concrete or plaster moldings, reveals or splays, wrought iron, handrails, windowsills, decorative lighting fixtures, finials, bridge caps, etc., shall be used as accent elements in the architecture.

- For multi-family residential architecture, rear elevations shall be articulated to reduce the box-like appearance when visible from adjacent streets to help reduce the visual impact of repetitive rooflines and box shaped massings.
- Carports and freestanding garages shall be architecturally treated and designed to match the architectural style of the residential buildings.
- Gutters and downspouts shall be integrated into the architecture and outlet into adjacent planters, wherever possible.
- Chimneys should be of varying heights and designed to create visual interest.

The following feature specific guidelines apply to architecture within the Town Square and Secondary Districts:

a. Arcades and Loggias:

- Arcades and loggias are a major architectural element and shall be used to play off against broad expanses of plain surfaces.
- Traditional ratios of proportions between columns; the diameter and height of the columns and the width of the arch need to be carefully considered.

b. Arches:

- Full or flat arches of appropriate scale are preferred over pointed arches.
- Arches and their supports shall convey appropriate depth.
- Careful consideration shall be given to the wall surface above the arch, so that sufficient wall surface is present between the key of the arch and the next architectural element above.

c. Awnings:

- Canvas awnings should generally be a simple angled surface, preferably with open sides and plain or decorative valances.
- Curved awnings may only be used in those instances where they are appropriate to an arched opening. The awning should be placed within the arch so that the form and depth of the arch is still visually apparent. All awnings shall relate to the architectural elements of the building facade.

IV. Village Design Plan

- Internally lit awnings are prohibited.

d. Trellis:

- Heavy timber or metal trellis structures should be utilized to create enhanced pedestrian oriented entrances and seating areas.
- Trellis attached to building facades should be utilized to provide shade covered walkways and plaza areas.

e. Exterior Staircases:

- Exterior staircases shall be compatible with the architectural character of the building.
- Exterior staircases shall visually read as a volume integral to the building or as a significant defined architectural accent.

f. Ground Mounted Equipment:

- Small ground mounted equipment shall not be readily visible from public view. Where the equipment is potentially visible from public view, it shall be screened with an enclosure that is consistent with the architecture of the building.
- The equipment shall not be a multiple type equipment installation that requires a large enclosure.

g. Ground Surfaces:

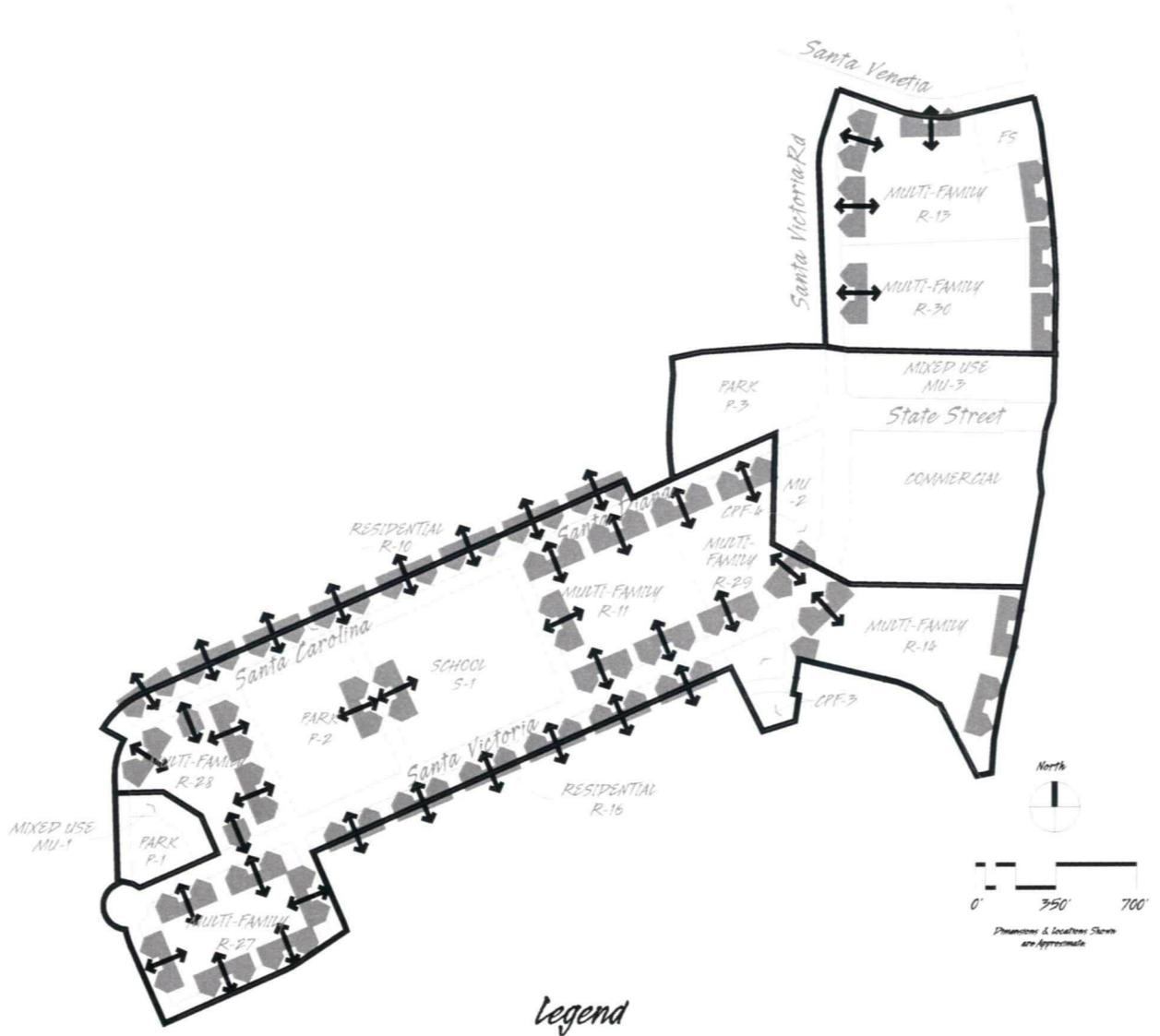
- Surfaces should be broken up into appropriately scaled geometric patterns that are related to the design of the building, to the general area within which the building is located or to the plantings surrounding the surface.
- Large uninterrupted paved horizontal surfaces shall be avoided. If such cases occur, the surfaces shall be broken up and closely coordinated with the design of adjacent structures.

h. Pedestrian Oriented Building Entrances:

- Architectural features such as an arch, trellis, and deep recess shall be utilized to identify the location of the pedestrian access/front door.
- Colors and materials shall be compatible with the overall architecture and materials of the building.
- Front doors at the ground floor shall face and be visible from the street, (Exhibit 16).

Exhibit 16

Special Considerations for Residential Buildings



Legend



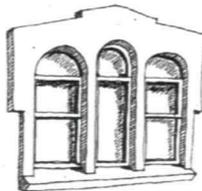
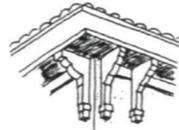
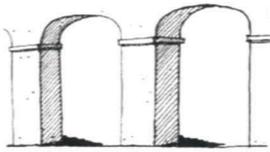
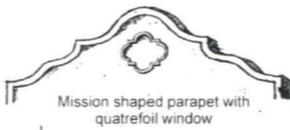
*Mandatory Front Elevation with
Pedestrian Entry*



*Mandatory Architectural Special Treatment
Building Elevation*

Note: Public parks and public school designs are subject to City of Chula Vista or Chula Vista Elementary School District approval.

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i. Roofs:

- Flat roofs are only acceptable when used in conjunction with other roof forms.
- A parapet that is suitably articulated by a traditional cornice and low entablature shall surround all flat roofs. Such parapets shall be of a height that will hide any rooftop equipment.
- Projecting cupolas, towers and varied chimney forms are required. In many cases such roof projections can be used to house ventilation and other heating and cooling equipment.
- When solar collectors are used, they shall be either integrated into the roof surface, placed behind projecting parapets, or fully enclosed into roof wells.

j. Window and door openings:

- Openings shall be designed to suggest the thickness of traditional masonry wall surfaces.
- Mullions shall break up glass areas so that their scale is compatible with the buildings.
- A minimum of 50% of the store front shall be comprised of glazing, subject to design review.
- Large unbroken expanses of glass or other shiny or reflective surfaces are prohibited.

The following building specific guidelines apply to structures located within the Village Core and shall be applied by building type as described below.

For purposes of Exhibit 17, the following definitions are used:

Building Type A Defined

Includes all buildings except those designated multi-family residential (CPF and Commercial/Mixed-use buildings).

Building Type MF Defined

Includes multi-family residential designated buildings.

Exhibit 17

Village Core District Building Materials and Finishes

PREFERRED ACCEPTABLE PROHIBITED
 A MF A MF A MF Notes

ROOFING

Flat Concrete Tile							Rich, dark colors (reds & browns) A maximum of 10%-20% of the roof surface area may be of a metal material Must be painted A maximum of 10%-20% of the roof surface area may be of a metal material on MF bldgs. For accent use and/or for patterned roof Flat surfaces only
Galvanized Corrugated Metal							
Galvanized Metal Fascia							
Wood Fascia							
Slate							
Copper							
S Barrel Tile							
Pan Mission Tile (round or flat)							
Colored Ceramic Roofing Tiles							
Bitumen							
Wood Shake							
Wood Shingles							
Asphalt Shingle							

EXTERIOR WALLS AND SIDING

Stone/Veneer							Per architect's recommendation Horizontal or Vertical
Community Block							
Brick Veneer							
Wood Battens							
Wood Shingle							
Chain Link							

STUCCO

Smooth Trowel Finish							
Modern American							
Splatter Finish							
Pebble Dash							
Machine Applied Color Coat							
Floated Finish (adobe like)							

WINDOWS

Multi-Paned							Traditional character Stain finish or painted, warm colors Anodized Stain finish or painted, warm colors
Wood Mullions							
Metal Mullions							
Wood Shuttered							
Large Expanse of Glass							

STOREFRONT

Multi-Paned							
Wood Mullions							
Metal Mullions							
Large Expanse of Glass							

Building Type¹

¹ Building Type A - Includes all buildings except those designated multi-family residential and single family residential.
 Building Type MF - Includes multi-family residential designated buildings

*Village Core District Building Materials and
Finishes - continued*

PREFERRED ACCEPTABLE PROHIBITED

Building Type

A MF A MF A MF Notes

AWNINGS

Canvas							Simple angled surface, preferably open on sides with plain or decorative valance Anodized - Color to match architecture
Sheet Metal							
Plastic							
Domed							
Internally Lit							

TRELLISES

Must Complement Building Architecture if Attached

Metal							Anodized
Wood							Stain finish, warm colors

ARCADES

Must Complement Building Architecture

Stone							Per architect's recommendation Stain finish, warm colors Smooth hand-trowel finish, light colors Accents only
Wood							
Stucco Finish							
Ceramic Tile Accents							
American Modern Stucco Finish							
Splatter Stucco Finish							
Pebble Dash Finish							

DOORS

Wood Framed							Stain finish or painted, warm colors
Metal Framed							Galvanized metal painted
Louvered							Galvanized metal painted
Roll-Up							Galvanized metal painted, non street fronting use
Steel							Galvanized metal painted
Glass							Galvanized metal frame painted
Non-Tempered Glass							

COLUMNS

Stone/Veneer							Per architect's recommendation Stain finish, warm colors Smooth hand-trowel finish Anodized Accents only
Wood							
Concrete							
Metal							
Ceramic Tile Accents							
Raw Metal							
Stucco							

GATES

Metal							Galvanized and painted Painted
Wrought Iron							
Steel (Preferred)							
Raw Metal							
Wood							
Chain Link							

2. LANDSCAPE ARCHITECTURE

The Santa Barbara design theme selected for the Montecito Village Core is one which relies on the design of the landscape as much as that of the buildings. The design of its gardens relies on a play of symmetry of elements, axes, cross axes, termination of vista, interruption by features such as fountains, etc. Externally, this tradition tends to be focused on native vegetation, whereas the enclosed courtyards or patios often exhibit a wide array of tropical and semitropical plants. Water features such as fountains and narrow water channels often occur. Landscape elements include not only planting, but also elements such as arbors, trellises, ponds, fountains, walks, pavilions, curbs, light standards, benches, sculptures, wall graphics, hedges, lighting, boulders of appropriate character and placement, masonry garden walls (free-standing or retaining), tile and stone paving, textured and patterned colored concrete paving, wood fences, gates, ironwork fences and railings, and garden pots, urns and sculptural figures. Garden ornaments such as carved or cast-stone birdbaths, tables, benches and sculptures may be incorporated into a project.



Trees shall be incorporated into the pedestrian plazas and pathways, planted flush to ground level with overhead branches creating canopies and shade where needed. All landscaping within the public right-of-way shall be approved by the City and installed in accordance with City standards.

a. Town Center and Town Square Districts

The following landscape architectural guidelines apply to the Town Center District:

- The general use of a balanced planting layout (i.e. with symmetrical or asymmetrical plan forms, axis use, etc.) is encouraged.
- Randomly placed raised planters in a variety of configurations shall be used. Seat walls associated with raised planters are encouraged.
- Informal or asymmetrical plan layout may be combined with formal plan layout.
- Environmental factors (i.e. provision of deciduous trees to allow for summer shade and winter sun on southwesterly exposures) should be taken into consideration.

IV. Village Design Plan



- Horticultural specifics to be considered include soil type, water availability, type of maintenance available, etc.
- Use of annual flowerbed and topiary may be considered.
- Use of the espalier form for trees and shrubs may be appropriate.
- Low water use plant material is highly encouraged.
- The use of steps, retaining walls and structures for grade separations in this district is preferred to landscaped banks, to emphasize the urban character and provide sitting areas.
- Adjacent parking areas shall be buffered from the pedestrian paths with landscape screening.
- Parking lots shall be designed to incorporate the “orchard concept” of tree planting. (See Exhibit 9)

b. Secondary Core District

Landscaping, consisting of both hardscape and softscape in this district, is somewhat less formal than the Town Center or Town Square Districts of the Village Core however the landscape shall relate to the ordered, structured patterns in areas that are visually prominent within the district. In general, the landscaping in this district serves as a backdrop to the more urban areas of the Village Core.

The following special landscape requirements apply to multi-family sites within the Secondary Core District.

- All landscaping within the public right-of-way shall be approved by the City and installed in accordance with City standards.
- Residential streets (promenade) within the Secondary Core District provide a wider tree-shaded walkway on one side of the street. Special pedestrian-scaled lighting and a double row of evenly spaced canopy trees comprise the featured side of the street.
- Parking lots shall be designed to incorporate the “orchard concept” for tree planting as illustrated in Exhibit 9.

c. Paving

The following paving guidelines apply to all areas within the Village Core area:

- The ground surface should be broken up into appropriately scaled geometric patterns which are related to the design of the building, to the general area within which the building is located and to plantings.
- Brick, tile, and stone are the preferred surface materials. Where concrete is used, it should be appropriately colored, textured, and designed in traditional geometric pattern.
- Large uninterrupted paved horizontal surfaces should be broken up so as to be closely coordinated with the design of adjacent structures.

Paving materials are subject to the following additional requirements:

Permitted Materials

- Conventional sidewalk: natural color concrete – light broom finish.
- Village Pathway: Integral color concrete, “Adobe Tan” L.M. Scofield C-21, light broom finish.

Plazas & Special Outdoor Areas:

- Washed aggregate: natural color 3/8” aggregate (match median protective walks). Saw-cut pattern.
- Natural stone paving complimentary to color and material palette for Otay Ranch.
- Interlocking pavers, pattern and color compatible with color and material palette for Otay Ranch.
- Natural Stone Unit Pavers.
- Integral colored concrete (natural stone colors) with textured finishes
- Stamped or patterned concrete (natural stone colors)
- Fired clay pavers
- Pre-cast concrete pavers (natural stone finishes and colors).



IV. Village Design Plan

- Terrazzo
- Ceramic tile accents
- Decomposed granite
- Saltillo tiles (or colored stamped concrete to imitate Saltillo tiles)

Prohibited Materials

- Common gravel
- Asphalt or asphaltic concrete
- Intense primary colored paving

Note: Asphalt or asphaltic concrete is permitted in parking lots throughout the Village Core.

d. Walls and Fencing (freestanding patio and/or landscape walls and retaining walls)

Where open or solid fence/wall treatments are visible and/or adjacent to a public right-of-way within the Village Core area, the approved Otay Ranch Village of Montecito Theme Wall (Exhibit 14) shall be used. Heights are limited to 6 feet except where a combination retaining wall and wall/fence are within 4' of each other the height may be as high as 8-1/2'. Sound barriers taller than 8½ feet must be a combination of a wall at 8½ feet and berm. Other fence/wall treatments are subject to the following:

Permitted Materials

- Otay Ranch Village of Montecito Theme Wall (masonry/tubular steel)
- Wrought Iron (with approved finishes)
- Decorative steel or aluminum (with approved finishes)
- Decorative wood
- Adobe Block (coated)
- Natural Stone
- Otay Ranch natural or precast stone (Utah Desert)
- Block or steel framed stucco (smooth, dash coat, bumpy-smooth (Santa Barbara style), combed or sand finish only)

- Pre-cast concrete
- Brick
- Slump stone
- Plaster coated block wall to match adjacent building(s)
- Wood lathe
- Split rail



Conceptual Entry Monument

Prohibited Materials

- Wood structural walls
- Chain link⁵
- Plastic
- Other “styles” not in keeping with the architectural theme



e. Permitted Plant Materials⁶

Village Entry (Heritage Road at Santa Victoria Road)

Trees:

Calodendrus decurrens	Incense Cedar
Cedrus deodora	Deodar Cedar
Cupressus arizonica	Arizona Cypress
Cupressus macrocarpa	Monterey Cypress
Pinus elderica	Afghan Pine
Pinus pinea	Italian Stone Pine
Pinus torreyana	Torrey Pine



Shrubs:

Agapanthus africanus	Lily-of-the-Nile
Bougainvillea 'Oo-La-La'	Bougainvillea
Dietes vegeta	Fortnight Lily
Grevillea 'Noellii'	No Common Name
Limonium sinuatum	Sea Lavender
Phormium tenax 'Jack Spratt'	Dwarf New Zealand Flax
Raphiolepis indica 'Clara'	India Hawthorn



⁵ Chain link fencing permitted in public parks only.

⁶ This list is not exhaustive. Other plant materials may be proposed, subject to approval of the Director of Planning and Building and the Fire Marshal.

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Groundcovers:

Carex pansa	California Meadow Sedge
Marathon 2e	Dwarf Tall Fescue
Myoporum parvifolium	'Putah Creek'

State Street

Median Trees

Jacaranda mimisifolia	Jacaranda
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Roundabout Specimen Tree

Ficus Rubiginosa	Rustyleaf Fig
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Parkway Accent Trees

Archontophoenix cunninghamiana	King Palm
Cassia leptophylla	Gold Medallion Tree
Howea forsteriana	Kentia Palm
Jacaranda mimisifolia	Jacaranda
Platanus acerifolia 'Bloodgood'	London Plane Tree
Washington robusta	Mexican Fan Palm
Quercus ilex	Holly Oak

Shrubs & Miniature Palms

Agapanthus africanus	Lily-of-the-Nile
Dietes vegeta	Fortnight Lily
Hemerocallis species	Day Lily
Lantana montevidensis	Lantana
Limonium sinuatum	Sea Lavender
Phoenix roebelenii	
Phormium tenax 'Jack Spratt'	Dwarf New Zealand Flax
Raphiolepis indica 'Clara'	India Hawthorn
Rhapis excelsa	Lady Palm
Rosmarinus prostrate	Prostrate Rosemary
Strelitzia reginae	Bird of Paradise
Trachelospermum jasminoides	Star Jasmine
Tracycarpus fortunei	Windmill Palm

Median Groundcover

Marathon 2e	Dwarf Tall Fescue
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Parkway Groundcover

Carex pansa	California Meadow Sedge
-------------	-------------------------

Vertical/Screen Tree

Tristania conferta	Brisbane Box
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f. Prohibited Plant Materials

See “Fire Protection Plan for Otay Ranch Villages 2, 3 and a Portion of 4” approved by the Chula Vista City Council on May 23, 2006.

E. LIGHTING/SIGNAGE/STREET FURNISHINGS

1. LIGHTING

The following lighting guidelines apply to the Montecito Village Core. All lighting located within the public right-of-way shall be approved by the City of Chula Vista and installed in accordance with City standards. Deviations from the approved Village Core Lighting Fixtures, Exhibit 18, shall be prohibited unless otherwise approved by the Otay Ranch Company and the City of Chula Vista.

a. Purpose

At night, lighting is an integral component of this built and natural environment. It is important that illumination is intelligently planned to complement this environment, is subtle and avoids over lighting and provides a cohesive appearance for the Montecito Village Core and remainder Village neighborhoods. Safety and security for persons and property are also of paramount concern, and it is necessary to recognize the importance of quality of light versus quantity.



The goal of this guideline is to promote a high standard of quality for lighting in the Village Core area, and to assist Design Review Committee, Planning staff, architects, lighting designers, and applicants with an understanding of the concepts behind good lighting design and a means to achieve that goal by establishing parameters to enable reviewers to determine that the intent of the guidelines has been met.

b. General Guidelines

- Lighting fixtures shall be appropriate to the style of architecture or aesthetically concealed from view.
- Illumination levels shall be appropriate to the type of use proposed, the architectural style of the structure and the overall neighborhood.
- Lighting shall be designed to control glare, minimize light trespass onto adjacent properties, minimize direct upward light emission, promote effective security, and avoid interference with safe operation of motor vehicles. The minimum intensity needed for the intended purpose shall be used. This paragraph is not intended to preclude the use of decorative lantern fixtures with visible lamps, provided that they meet other provisions of these guidelines.

- Lighting of building facades shall be considered for appropriateness.
- Blinking, moving or changing intensity of illumination; illumination of roofs; and internal illumination of awnings are prohibited. Strings of small lights attached to buildings are not generally allowed except for temporary holiday installations between the last week of November and the first week of January of the following year. However, string lights may be utilized in trees and within plaza/gathering areas.
- In all residential areas, illumination levels shall be compatible with residential uses. Lighting for commercial installations proximate to residential uses should be designed to be compatible with residential illumination levels.
- Lighting of signs shall be consistent with these guidelines.
- Other laws or ordinances may require minimum illumination levels for specific applications and may conflict with these guidelines. In such cases, those laws or ordinances shall govern.

c. Specific Guidelines

Parking Lots and Traffic Areas

Goal: To provide a cohesive and homogenous general illumination for parking lots and traffic areas that is similar to the color quality of incandescent lighting.

- The use of Deluxe HPS lamps is encouraged to provide high color rendering ability.
- To meet minimum industry-recommended light levels for safety and uniformity, but avoid glare and over lighting. Design review boards may approve higher light levels than stated below, where necessary in limited areas, for additional safety and security.
- To promote the use of cut-off type fixtures for area lighting, and decorative lanterns for lower level accents.
- Lighting shall be High Pressure Sodium (HPS), Standard or Deluxe.
- Lamps in cut-off type fixtures should be a maximum



*CONCEPTUAL TRAFFIC
SIGNAL DESIGN*

of 400 watts. Horizontal lamp mounting and flat glass lens are preferred over vertical lamp mounting. 'Sag' or 'drop' lenses result in excessive glare and are not acceptable. Additional shielding of fixtures shall be required as determined by the design review board to avoid fixture glare viewed from adjacent residential properties.

- Lamps in decorative lantern type fixtures should be a maximum of 100 watts.
- Fixtures should be in scale with the proposed pole height. Elevations of the building with poles and fixtures superimposed shall be provided for review.
- Pole lighting fixtures shall also be shown on the landscape plan to demonstrate coordination of fixtures and tree planting.
- Lighting installations shall be equipped with controls for photocell on and timer off. Plans submitted shall specify the off time proposed. This requirement shall not preclude a provision for reduced light levels or reduced number of fixtures for after-hours security.

Exterior Sales and Service Areas

- Lighting shall be High Pressure Sodium (HPS), Metal Halide (MH), or Fluorescent.
- Pole mounted fixtures shall have 400 watt maximum HPS or MH lamp in cut-off type fixtures. Horizontal lamp mounting and flat glass lens are preferred over vertical lamp mounting. 'Sag' or 'drop' lenses result in excessive glare and are not acceptable. Additional shielding of fixtures shall be required as determined by the design review board to avoid fixture glare viewed from adjacent residential properties.
- Fixtures should be in scale with the proposed pole height. Provide an elevation of the building with poles and fixtures superimposed.
- Lighting installations shall be equipped with controls for photocell on and timer off. Plans submitted shall specify the proposed off time. This requirement shall not preclude a provision for reduced light levels or reduced number of fixtures for after-hours security.
- Fixtures mounted in service station canopies should be fully recessed, where feasible, and with flush or recessed diffusers. Where the underside of a canopy is sloping,

fixtures should be of a type to permit aiming straight down. All fixtures shall be designed to control glare.

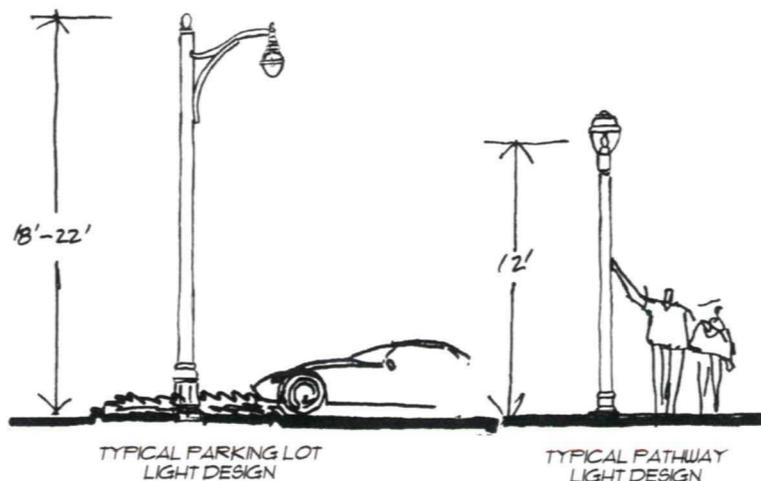
- Pole lighting fixtures shall also be shown on landscape plan to demonstrate coordination of fixtures and tree planting.

Landscape and Building Lighting

- Lighting should be High Pressure Sodium (HPS), Metal Halide (MH), Fluorescent, or Incandescent. Mercury Vapor (MV) may be used for illuminating landscaping.
- Landscape and building lighting should be carefully shielded to avoid view of the source and aimed to avoid spill light onto adjacent properties or into the night sky.
- Lighting should be subtle. HPS, MH, or MV sources should not exceed 175 watts, and incandescent sources should not exceed 300 watts.
- Lighting installations shall be equipped with controls for photocell on and timer off. Plans shall specify the off time proposed. This requirement shall not preclude a provision for reduced light levels or reduced number of fixtures for after-hours security.

Security Lighting

- Security lighting is exterior lighting installed solely to enhance the security of people and property.



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- Security lighting should meet the above guidelines, and especially should be designed to control glare and direct view of illumination sources, and to confine illumination to the property on which the fixtures are located.
- Lighting fixtures that are aimed at a building are much more effective for security than fixtures that are mounted on the building and that can blind observers of the property (police, neighbors or others).
- Security lighting shall be High Pressure Sodium (HPS) or Incandescent.

d. Exceptions to Guidelines

- Nothing in these guidelines shall preclude the design review board from reviewing and approving, or conditionally approving, an exception to these guidelines. Exceptions may include, but are not limited to, illuminance level, illumination source, or pole height. The design review board shall include findings in their approval, such as references to historical authenticity, special circumstances, existing installation, or other similar findings as deemed appropriate. The approval of an exception shall not be construed to establish a precedent.
- Sport court lighting and security lighting within public parks are exempt from lighting guidelines.

2. SIGNAGE

a. General Guidelines

These general sign guidelines apply to all signs within the Village Core.

- All signs must comply with and incorporate all of the standard provisions of CVMC 19.60.050.
- Signs must be thoughtfully designed, placed and proportioned to the individual architectural facade on which they are placed. Care in the design and installation of store signs will enhance customer's appreciation of individual tenants and contribute to the project's overall success.
- Natural stone, masonry and metal shall be incorporated in the permanent signs when feasible.
- Only those sign types provided for in the sign guidelines or otherwise approved by The Otay Ranch Company and the City of Chula Vista will be allowed.
- All signs shall be in scale with the surrounding buildings. Colors and materials shall be compatible with the established architectural and landscape architectural vernacular.
- All permanent signs shall be made of durable rust-inhibited materials.
- No wall signs (in windows or in exterior of windows) shall cover windows, frames, stripes or other architectural details. Wall signs shall fit comfortably into open wall surfaces leaving ample margins.



Montecito State Street and La Media Road Entry Monument

IV. Village Design Plan

- No fascia signs shall be allowed on angled walls or mansard roofs, or on equipment screens.
- Temporary signs are permitted in accordance with the provisions of the Comprehensive Sign Regulations found within the Village of Montecito PC District Regulations.
- Sign structures, supports and hardware shall be concealed or integrated into the signage design. Architectural screening surrounding signposts shall not be calculated as part of the sign face area.
- All logo images and type styles shall be accurately reproduced on all signs. Lettering which approximates type styles is not acceptable. A sign that incorporates logos, business identity and/or designates the type of business (e.g., Jewelry, Flowers, Coffee, etc.) is encouraged.
- All dimensional letters shall be affixed individually and without visible means of attachment, unless attachments make an intentional statement. No lighted signs or light fixtures shall have exposed conduits or raceways.
- Temporary ground monument signs, as well as permanent monument signs which are perpendicular to the street, shall be allowed up to and abutting the property line. When signs are present in setback areas, signs shall be positioned to maintain safe sight distances at entrances to the public right-of-way.
- The ground surrounding monument signs may be bermed, and walls with signs attached may be stepped, if necessary, in order to elevate the signs.
- Vinyl lettering is prohibited on pedestrian-oriented signs.
- Indirect lighting (e.g., edge lighting or front lighting) shall be arranged so that the light source is not visible from any normal viewing angle (e.g., from the street, sidewalk, parking lot, and storefront approach or from other perimeter locations). In the case of hanging or projecting signs, visibility of light sources shall be minimized as much as possible.
- Silhouette-illuminated or backlighted forms shall be free of lighting leaks.
- Underwriter's Laboratory-approved labels shall be affixed to all electrical fixtures.

- Surfaces with color mixes and hues prone to fading (e.g., pastels, fluorescent, complex mixtures, and intense reds, yellows and purples) shall be coated with ultra violet-inhibiting clear coat in a matte, gloss or semi-gloss finish.
- Joining of materials (e.g., seams) shall be finished in such a way as to be unnoticeable.
- Visible welds shall be continuous and ground smooth.
- Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled and finished so as to be unnoticeable.
- Finished surfaces of metal shall be free from canning and warping.
- All sign finishes shall be free of dust, orange peel and drips, and shall have a uniform surface conforming to the highest standards of the industry.
- Only professional sign fabricators and installers approved by the Landlord who are well qualified in the techniques and procedures required to implement the sign design concept shall be used.
- Any building with double frontage shall have addresses on both frontages.

b. Specific Requirements

Town Center and Town Square Districts

A unified thematic sign program is required for the Mixed Use, Commercial, CPF, and Park sites.

The specific sign guidelines that follow pertain to the Commercial and Retail uses unless noted otherwise, and supplement but do not replace the Comprehensive Sign Regulations found within the PC District Regulations for Otay Ranch Village of Montecito SPA Plan.

Signs may be designed within a neo-traditional, eclectic context, encompassing a diversity of design styles, as a collection of the best elements from the past, present, and future.

Tenant signs should be sculptural as well as informative. They should be imaginative, combining or juxtaposing forms, finishes, and lighting to make a statement that

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Painted Sign



Plaque Sign

extends beyond the meaning of words and letters. Signage should contain both unified and contrasting elements so that storefronts display a sense of dynamic tension that sparks interest and excitement while achieving compatibility with the architectural vernacular.

A variety of sign types and treatments is encouraged for each tenant storefront, including:

- Multi-media signs, combining two or more materials, forms and lighting techniques.
- Innovative technologies (e.g. laser and fiber optics).
- Fusion of contemporary with traditional elements to create a unique, avante garde appearance.

Commercial/Mixed Use:

- Two ground or monument signs identifying the name of the center and no more than two anchor tenants. Monument signs for individual tenants is not permitted.
- One wall or marquee sign per street frontage identifying the center and each individual tenant.
- Ground monument sign maximum 50 square feet per side and six feet in height per street frontage.

Primary Store Tenant Identification:

- All tenants are allowed one primary identification sign typically located above the store entrance in a specific area within the confines of the tenant's storefront.
- Most suites have building elevations facing multiple exposures and they must incorporate one additional primary identification sign per exposure, subject to City's and Landlord's approval.
- Signs may identify the business name and a minimum generic word description of the service.
- Sign size is based upon the tenant's leased frontage, as measured in a straight line from lease line to lease line for each elevation. Tenants are allowed one (1) sign per store frontage.

A minimum of one of the approved sign types for use within the commercial areas of the Village Core shall be provided for each storefront public entrance. These basic sign types approved for the commercial areas of the Village Core are described below:

Blade Signs

Blade signs, which are suspended or which project perpendicular to the storefront, enhance the pedestrian experience. Blade signs shall incorporate expressive, non-traditional graphic forms. Playful combinations of geometric shapes are encouraged. Designs are encouraged which enrich the pedestrian environment with a creative use of color and material combined with a strong store name identification. The following requirements shall apply when blade signs are used:

- One blade sign is permitted per street front.
- Blade signs may be illuminated or non-illuminated. Illuminated signs may have an internal or external light source.
- Bracket design shall be highly creative and shall be integrated with the form of the sign face to create a unified design
- The blade sign may not be the primary store identification sign and will not be included in the calculation for the overall sign area permitted/required.

Other Sign Styles

Creative and imaginative signage is strongly encouraged and will be the standard upon which all sign design submittals are reviewed/approved.

There are many acceptable sign treatments, however a mixed-media, three-dimensional approach combining several different fabrication and lighting techniques is preferred. Tenants are strongly encouraged to consider the specific architectural style of their facade, the overall concept of the project, the scale of the proposed sign and the critical viewing angles, sight lines, and surrounding



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Blade Sign

architectural treatments, when designing appropriate graphics and signs for the storefront.

Acceptable sign styles include:

- 5" deep standard channel letters.
- Front and halo 5" illuminated channel letters (Note: acrylic face, internally illuminated channel letters will not be permitted unless successfully used as a part of an approved mixed media three-dimensional sign).
- 3" deep halo illuminated letters.
- Mixed media/3-dimensional signs using images, icons, logos, etc.
- Signs painted gold, silver or copper leaf.
- Neon accents will be approved at the discretion of the City and the Landlord and should be proposed only if a part of the overall tenant design concept.
- Dimensional, geometric shapes;
- Sand blasted, textured, and/or burnished metal-leaf faced dimensional letters, pin mounted from facade;
- Signs mounted to hard canopies, eyebrows or other projecting architectural elements utilizing screens, grids, or mesh and/or etched, polished, patina or abraded materials;

Notes: Mixed Media signs are signs employing two or more illumination and fabrication methods (for example, halo lit reverse channel letters with exposed neon accents).

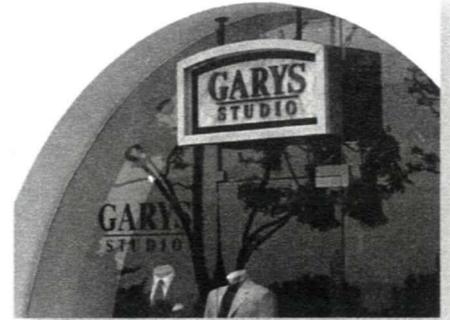
Although simple rectangular cabinet signs are generally not allowed, mixed media signs may be composed of several elements, one of which may be a cabinet. With the City's and Landlord's approval, complex shaped (i.e. polyhedron) sign cabinets may be used alone if they incorporate dimensional elements such as punch-thru letters and/or exposed neon.

Type Styles and Logos

The use of logos and distinctive type styles is encouraged for all tenant signs. Sign lettering should be combined with other graphic and/or dimensional elements denoting the type of business. The typeface may be arranged in one or two lines of copy and may consist of upper and/or lower case letters.

Prohibited Sign Styles & Elements

- Unadorned rectangular cabinet signs with translucent or opaque faces
- Temporary wall signs.
- Window signs of any type including box signs hanging in display windows, are not allowed.
- Gold leaf treatment on windows, box signs and exposed neon window displays without approval.
- Signs using trim-cap retainers that do not match the color of the letters and logo returns (polished gold, silver or bronze trim caps are not permitted);
- Pre-manufactured signs, such as franchise signs, that have not been modified to meet these criteria;
- Paper, cardboard or styrofoam signs, stickers, or decals hung around or behind storefronts;
- Flashing, oscillating, animated lights or other moving sign components.
- Rooftop signs or signs projecting above roof lines or parapets;
- Advertising or promotional signs on parked vehicles;
- Exposed raceway, unless it forms a creative design element of the sign.



Dimensional Signs

Colors

The following guidelines are for selecting colors for Tenant's signing. The colors of the underlying architecture must be considered when choosing sign colors.

- Signs may incorporate regionally and nationally recognized logo colors.
- Sign colors should be selected to provide sufficient contrast against building background colors;
- Sign colors should be compatible with and complement building background colors;
- Sign colors should provide variety, sophistication and excitement;
- Color of letter returns shall match the face of the letter or match the wall surface color.
- Interior of open channel letters should be painted dark when placed against light backgrounds;
- Accent neon colors should complement related signing elements.

IV. Village Design Plan

Lighting

Tenant signs should be creatively illuminated using a variety of lighting techniques. One or more of the following are allowed:

- Front and halo illuminated channel letters
- Halo illuminated pin-mounted reverse channel letters;
- Reverse channel neon with silhouette illumination
- Fiber optics
- Incandescent light bulbs;
- Internally illuminated signs with seamless opaque cabinets and pushed-thru lettering and/or neon.
- Cove Lighting

Note: Exposed neon tube may not be less than 13mm in diameter.

All front lighting must be baffled and obscured from direct visibility with recessed channels, which are fully integrated into the building facade elements. Decorative shrouds or housing which are custom designed and fabricated to maintain or enhance the architectural integrity of the building may be used to conceal "off the shelf" standard fixtures subject to the City's and landlord's approval. Visible standard (non-custom) "gooseneck" lamps and similar fixtures will not be approved. All housings and post for exposed neon signs must be painted to match or complement the building facade color immediately behind and adjacent to the sign.

Address Signs

Varied solutions are encouraged: window addresses, addresses inset in pavement and address signs on doors or awnings. The following provisions shall apply:

- Each tenant shall provide an address sign at their primary entrance
- Letter heights shall be 3" minimum and 6" maximum
- Any building with a double frontage shall have address signs on both frontages.

c. Village Core - Non-Commercial Areas

Two basic residential, institutional, public, and quasi-public sign types are approved for use within the Village Core District. They are described below.

1. Freestanding Monument Signs: Single or double-sided, freestanding monuments located perpendicular or parallel to the street near a site entrance or on a corner.
2. Wall Mounted Signs: Signs incorporated into entry walls and located on one or both sides of a site entry.

Allowable sign area shall be as regulated by the City of Section 19.60.530 CVMC Signs: CN-Neighborhood Commercial Zone or as otherwise approved by the City of Chula Vista.

Churches and Public & Quasi-Public Uses

Churches:

Pursuant to Chapter 19.60.595 CVMC (Signs: Other Zones), one wall sign, not to exceed thirty-two (32) square feet in size or one monument sign, not to exceed thirty-two (32) square feet in area and six (6) feet in height is permitted. One wall sign per street frontage shall be provided.

Other Public and Quasi-Public Uses

One wall or monument sign not to exceed thirty-two (32) square feet in area.

Residential Signs

Sign area and requirements shall be as regulated by the Chapter 19.60 CVMC Signs or as otherwise approved by the City of Chula Vista.

Submittals

There is a formal process for the design review and approval of signs within the Village Core District. This process involves review by The Otay Ranch Company and the City of Chula Vista to determine conformance with these guidelines. In addition, it shall be the owner or tenant's responsibility to submit a sign permit application to the City of Chula Vista, at which time plans will be reviewed by city staff to assure consistency with these sign guidelines and other City codes and ordinances.

IV. Village Design Plan

Preliminary Design Submittal & Review

The owner or tenant shall submit two (2) sets of preliminary drawings of any proposed sign to The Otay Ranch Company or designated representative for review. The submittal must include:

- Storefront or building exterior elevations at 1/2" scale clearly identifying the materials and lighting and the size and location of each sign for which a concept design is being proposed.
- Scaled colored mock-up of the front elevation of each sign type indicating sizes, materials, and lighting techniques.
- Materials, colors, details and form for each sign, as well as its integration into the overall storefront will be evaluated.

Submittals deemed unacceptable shall be revised and resubmitted before proceeding with final plans.

Final Design & Working Drawings

Once preliminary designs are approved, the owner or tenant may proceed with the submittal of final designs and working drawings. A full set of final plans must be approved by The Otay Ranch Company and City of Chula Vista prior to issuance of a sign permit, if required, pursuant to Chapter 19.60.030 CVMC (Signs: Intent). No alterations, additions, or changes may be made without review and approval by The Otay Ranch Company and the City of Chula Vista.

The following plans and information shall be submitted in triplicate:

- Dimensioned scaled drawings depicting front elevations, side views and sections for all signs (including copy layouts).
- Specifications for materials, colors, finishes, coatings, typestyles, lighting techniques, means of attachment, structural elements and details.
- Storefront or building elevation showing exact location, size and placement of each sign on the building.

3. STREET FURNISHINGS

a. General Guidelines

Street furniture, depicted on the next page, has been selected for the Montecito Village Core areas to provide a continuity of design unique to the Village. Deviations from the approved street furniture shall be prohibited unless otherwise approved by the Otay Ranch Company and the City of Chula Vista. Street furnishings located within the public right-of-way must meet with City approval. Street furnishings located in privately owned areas must be approved by the Otay Ranch Company and the Design Review Committee. General street furniture requirements are listed below:

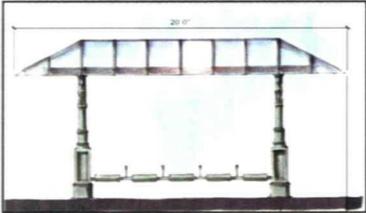
- News racks and trash & recycling containers are to be located on diagonal corners to allow for access from both sides of both streets at each intersection.
- Newspaper Vending Cabinets, bicycle hitching posts, trash and recycling containers, benches, and Village Pathway lighting fixtures are to be as specified herein.

Village Core Amenities

<p>Traffic Signal:</p> 	<p><i>Sternburg 22'-0" round tapered fluted steel pole, Hamilton decorative clam shell base with 25' curved roadway traffic arm, Vintage polycarbonate acorn fixture, HID lamp w/ 6" curved arm & push buttons for pedestrian crossing.</i></p>	<p>Street Light:</p> 	<p>Sternburg 22'-0" round tapered fluted steel pole, Hamilton decorative clam shell base with Vintage polycarbonate acorn fixture, HID lamp w/ 6" curved arm.</p>
<p>Pedestrian Light:</p> 	<p>Sternburg 12'-0" straight fluted aluminum 4" diameter pole, Georgetown decorative base with Old Town polycarbonate acorn post top & HID lamp.</p>	<p>Street Sign:</p> 	<p><i>Sternberg 8'-0", straight fluted aluminum pole with four-way twin post top signs.</i></p>
<p>Street Clock:</p> 	<p><i>Sternberg 35" wide x 28" dial diameter clock with 12'-0" straight fluted aluminum 6" diameter pole with Hamilton decorative base</i></p>	<p>Bollard:</p> 	<p><i>Sternberg 30" high, round fluted aluminum unlighted bollard #4501</i></p>
<p>Seat Wall:</p> 			

Note: Master Developer may propose alternative street furnishings similar to items described above.

Village Core Amenities

<p>Trash Receptacle:</p> 	<p><i>Du Mor 22-Gallon Trash Receptacle 107</i></p>	<p>Recycle Receptacle:</p> 	<p>10</p>
<p>Bike Rack:</p> 	<p><i>Du Mor Custom Single Pole Back Rack Specification TBD</i></p>	<p>Mail Box:</p> 	<p><i>Specification TBD</i></p>
<p>Newspaper Vending:</p> 	<p><i>Specification TBD</i></p>	<p>Precast Concrete Pavers:</p> 	<p><i>Precase paver - Belgard Mega- Bergerac, Sedona Blend</i></p>
<p>Bus Shelter:</p> 	<p><i>Custom Design Structure, to match Chapala graphic</i></p>	<p>Precast Pots/ Barriers:</p> 	<p><i>Garden Art International (Terracotta Color) Barrel Vase, Bullnose Cylinder and/or Jardinier or similar style</i></p>
<p>Tree Grate:</p> 	<p><i>5' Square "OT-Title- 24" tree grate by Urban Accessories</i></p>	<p>Trench Grate:</p> 	<p><i>6" wide "OT-Title-24" trench grate by Urban Accessories</i></p>

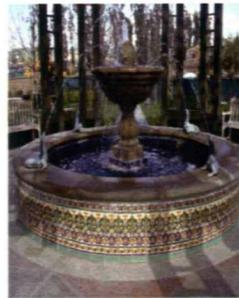
Note: Master Developer may propose alternative street furnishings similar to items described above.

V. Design Review Checklist



Montecito Village Core Master Precise Plan

V. Design Review Checklists



V. DESIGN REVIEW CHECKLISTS

This chapter summarizes the important site planning and design issues for each of the various Individual Precise Plan areas within the Village Core. They do not address phasing of development, construction responsibility, or other important implementation or site development issues not addressed in this Master Precise Plan. These issues will arise in the review of each Design Review Submittal and are addressed in the Village of Montecito SPA Plan, PFFP and/or other adopted planning documents and agreements.

The conceptual designs depicted on overall and individual parcel graphics have been prepared based on the most current information available. Subsequent changes may be proposed based on changing market conditions and other considerations.

Although the Village Core will function as a unified component of the Village, specific areas shall incorporate specific design concepts based on land use and/or geographic location.

Checklists follow for the following Planning Areas:

- MU-1
- MU-2
- MU-3
- C-1
- CPF-2
- CPF-3
- P-1
- P-2
- P-3
- R10
- R-11
- R-13
- R-14
- R-16
- R-27
- R-28
- R-29
- R-30

V. Design Review Checklist

1. MIXED USE AREA MU-1

Design District:

- Town Square District

Location:

- Central and focal portion of the core oriented toward Town Square northeast of Santa Victoria/ Santa Carolina roundabout.

Planned Use:

- Mixed use with storefront commercial, office and multi-family residential uses.

Permitted Use:

- As permitted by the Otay Ranch Village of Montecito SPA Plan PC District Regulations.

Mandatory Site Plan Elements:

- Landmark architectural (as described in Footnote 1, Page 17) building with architectural focal point.
- Commercial buildings oriented directly to the town square.
- Retail commercial storefront appearance for the first floor
- Integrated pedestrian circulation throughout the mixed-use area and strong pedestrian connections to Town Square.
- Pedestrian plaza with direct pedestrian connection to multi-family site R-28 to east and Town Square.

Building Design/Siting:

- Santa Barbara inspired architecture with pedestrian arcades where possible.
- Primary pedestrian oriented towards Town Square site.
- Enhanced architectural elevations where buildings visible from public roads.

Pedestrian Access:

- Direct pedestrian connection to multi-family site R-28 to east and Town Square.
- Direct pedestrian connections from Village Pathway streetscape on Santa Victoria and Village Promenade streetscapes on Santa Carolina.

Vehicle Access:

- Parking lot(s) access via Santa Victoria and Santa Carolina Roads.
- Diagonal parking between MU-1 and P-1 Park
- Potential shared alley access with R-28 to the north/east.

Transit Access:

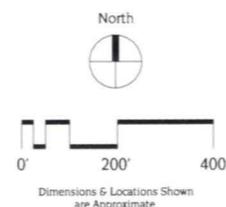
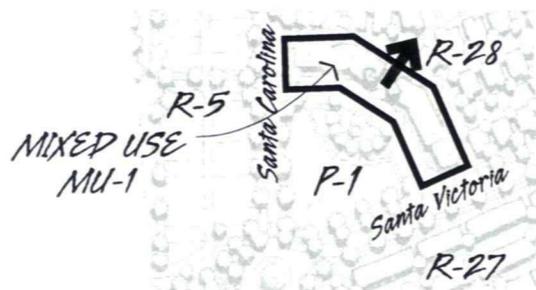
- NA

Urban Character:

- Formal, articulated and highly detailed “Santa Barbara Styled” buildings and pedestrian spaces oriented towards Village Pathway, Village Promenade and Town Square.



This represents a typical product type for this neighborhood but is not representative of the architectural style for Village 2



2. MIXED USE AREA MU-2

Design District:

- Town Center District

Location:

- Central and focal portion of the core fronting Santa Victoria and Santa Diana Roads across from C-1 Commercial Site.

Planned Use:

- “Main Street” with storefront commercial, office and multi-family residential uses.
- CPF-4 may be included in MU-2 site.

Permitted Use:

- As permitted by the Otay Ranch Village of Montecito SPA Plan PC District Regulations.

Mandatory Site Plan Elements:

- Landmark architectural building (as described in Footnote 1, Page 17) at corner of Santa Victoria and Santa Diana with pedestrian plaza containing secondary landmark feature.
- Commercial buildings oriented directly to the Village Pathway along Santa Victoria Road w/ pedestrian arcades where possible.
- Retail commercial storefront appearance for the first floor.
- Integrated pedestrian circulation throughout the mixed-use area.
- Parking lot(s) to occur behind the buildings along Santa Victoria Road.
- Maximum of one automobile curb cut along Santa Victoria.
- Village structure design elements consistent with Village Design Plan.

Building Design/Siting:

- Santa Barbara inspired architecture with pedestrian arcades where possible.
- Primary pedestrian oriented edge along Santa Victoria Road.
- Secondary edge along Santa Diana Road.
- Enhanced architectural elevations where buildings visible from public roads.

Pedestrian Access:

- Highly pedestrian oriented with well defined pedestrian access and circulation along Village Pathway.
- Secondary pedestrian access along Santa Diana Road.

Vehicle Access:

- Diagonal parking in front of commercial uses along Santa Victoria.
- Rear Parking lot(s) access via Santa Victoria and Santa Diana Roads.
- Truck access via Santa Victoria and Santa Diana Roads.

Transit Access:

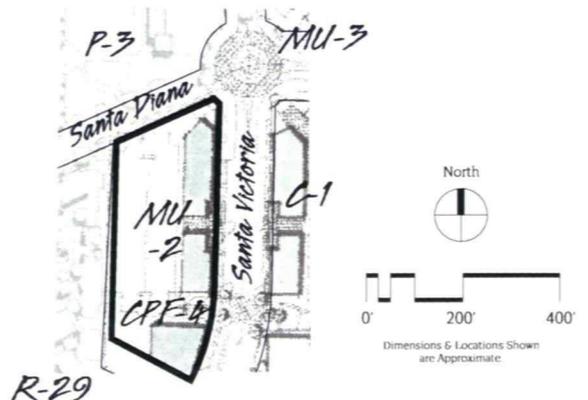
- NA

Urban Character:

- Formal, articulated and highly detailed “Santa Barbara Styled” buildings and pedestrian spaces oriented along Village Pathway.
- High quality architecture along Village Pathway with pedestrian plazas.
- Direct front door access on Santa Victoria Road.



This represents a typical product type for this neighborhood but is not representative of the architectural style for Village 2



V. Design Review Checklist

3. MIXED USE AREA MU-3

Design District:

- Town Center District

Location:

- Central and focal portion of the core fronting State Street and Santa Victoria Road across from C-1

Planned Use:

- “Main Street” with storefront commercial, and office uses at street level and multi-family residential uses and office on second, third and fourth floors.

Permitted Use:

- As permitted by the Otay Ranch Village of Montecito SPA Plan PC District Regulations.

Mandatory Site Plan Elements:

- Secondary Landmark (as described in Footnote 1, Page 17) plaza at the corner of State Street and Santa Victoria Road containing specimen tree.
- Architectural gateway feature at Village Entry at La Media Road/State Street intersection.
- Village Pathway streetscape on State Street and Village Promenade Streetscape on Santa Victoria Road.
- Commercial buildings oriented directly to the Village Pathway along State Street w/ pedestrian arcades where possible.
- Retail commercial storefront appearance for the first floor.
- Integrated pedestrian circulation throughout the mixed-use area.
- Parking lot(s) to occur behind the buildings along State Street.
- Bus Rapid Transit Station and shelter along north side of State Street (by others).
- Maximum of two automobile curb cuts along State Street.
- Village structure design elements consistent with Village Design Plan.
- Secondary Village Landmark (as described in Footnote 1, Page 17) element at corner with direct pedestrian at corner of State and Santa Victoria Road.
- Zoning wall along northern edge of MU-3.

Building Design/Siting:

- Santa Barbara inspired architecture
- Primary pedestrian oriented edge along State Street.
- Secondary edge along Santa Victoria Road.

- Enhanced architectural elevations where buildings visible from public roads.
- Screen loading/service area from adjacent residential uses.

Pedestrian Access:

- Highly pedestrian oriented with well defined pedestrian access and circulation along Village Pathway, among commercial, office, park P-3, “holiday” plaza and transit stop.
- Secondary pedestrian access along Santa Victoria Road.
- Pedestrian and vehicle link to the R-30, multi-family residential site.

Vehicle Access:

- Diagonal parking in front of commercial uses along State Street. Parking lot(s) access via State Street and Santa Victoria Road.
- Rear parking lot access via State Street and Santa Victoria Road

Transit Access:

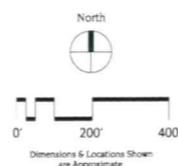
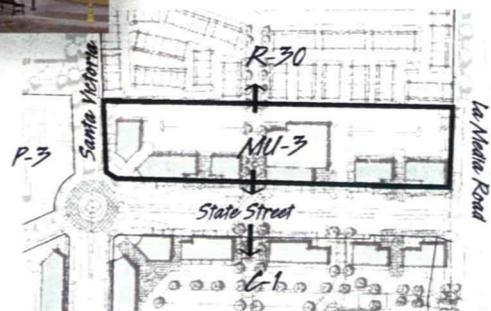
- Well defined pedestrian circulation with transit uses and commercial.

Urban Character:

- Formal, articulated and highly detailed “Santa Barbara Styled” buildings and pedestrian spaces oriented along Village Pathway.
- High quality architecture along Village Pathway and plazas.
- Vehicular connection to R-30
- Truck Access Via Santa Victoria Road



This represents a typical product type for this neighborhood but is not representative of the architectural style for Village 2



4. COMMERCIAL AREA C-1

Design District:

- Town Center District

Location:

- Central and focal portion of the core fronting State Street and Santa Victoria Road.

Planned Use:

- “Main Street” with storefront commercial, office and multi-family residential and village commercial uses.

Permitted Use:

- As permitted by the Otay Ranch Village of Montecito SPA Plan PC District Regulations.
- Drive through restaurants are not permitted on the corner of La Media Road and State Street.

Mandatory Site Plan Elements:

- Commercial buildings oriented directly to the Village Promenade along State Street w/ pedestrian arcades where possible.
- Retail commercial storefront appearance for the first floor.
- Integrated pedestrian circulation throughout the mixed-use area.
- Parking lot(s) to occur behind the buildings along State Street and Santa Victoria Road.
- Maximum of two automobile curb cuts along State Street.
- Village structure design elements consistent with Village Design Plan.

Building Design/Siting:

- Santa Barbara inspired architecture with pedestrian arcades where possible.
- Primary pedestrian oriented edges along State Street

and Santa Victoria.

- Enhanced architectural elevations where buildings visible from La Media.
- Screen views of loading/service areas from off-site areas and adjacent multi-family uses.
- Strong design relationship to MU-3, Mixed Use site located to north.
- Zoning wall along southern edge of C-1 site.

Pedestrian Access:

- Highly pedestrian oriented with well defined pedestrian access and circulation along Village Promenade.
- Pedestrian access from the R-14, multi-family site to the south.
- Pedestrian access across State Street through MU-3 to R-30.

Vehicle Access:

- Diagonal parking in front of commercial uses along State Street and Santa Victoria Road.
- Parking lot(s) access via Santa Victoria and State Street.
- Access to R-14 to the south.

Transit Access:

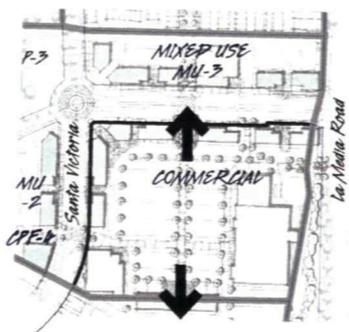
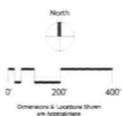
- Well defined pedestrian link to transit stop on State Street.

Urban Character:

- Formal, articulated and highly detailed “Santa Barbara Styled” buildings and pedestrian spaces oriented along Village Pathway.
- High quality architecture along Village Pathway with pedestrian plazas.
- Access to R-14 to the south.
- Truck access via La Media Road.



Conceptual Market Architecture



Conceptual Architecture at State Street

V. Design Review Checklist

5. COMMUNITY PURPOSE FACILITY CPF-3

Design District:

- Secondary Village Core District

Location:

- West of Town Center District of Village Core, south of Santa Victoria Road.

Planned Use:

- "Community Purpose Facility" such as religious institutions, non-profit organizations, or similar.

Permitted Use:

- As permitted by the Otay Ranch Village of Montecito SPA Plan PC District Regulations.

Mandatory Site Plan Elements:

- Public viewpoint towards preserve with nature awareness and storm water pollution prevention displays,

Building Design/Siting:

- Park-related architecture consistent with Secondary Village Landmark architecture (see Footnote 1 on Page 17).

Pedestrian Access:

- Pedestrian links to Village Promenade Streetscape along Santa Victoria Road and adjacent residential neighborhood.

Vehicle Access:

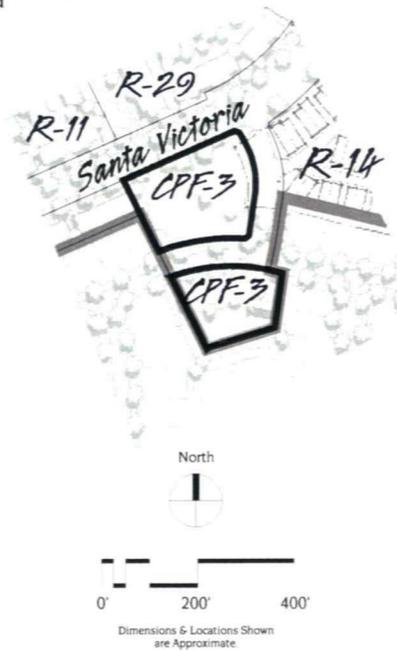
- No requirements

Transit Access:

- No requirements

Urban Character:

- No requirement



6. COMMUNITY PURPOSE FACILITY CPF-4

Design District:

- Town Center District

Location:

- Central and focal portion of the core fronting Santa Victoria Road or Santa Diana within MU-2 sites.

Planned Use:

- “Community Purpose Facility” such as daycare, religious institutions, non-profit organizations, or similar.

Permitted Use:

- As permitted by the Otay Ranch Village of Montecito SPA Plan PC District Regulations.

Mandatory Site Plan Elements:

- Strong pedestrian connection to Santa Victoria Road.
- Integrated pedestrian circulation throughout the Commercial site.
- Parking lot(s) to occur behind the buildings along Santa Victoria Road.
- Maximum of one automobile curb cut along Santa Victoria Road.
- Village structure design elements consistent with Village Design Plan.

Building Design/Siting:

- Santa Barbara inspired architecture with “public building” appearance.
- Architecture consistent with Village Landmark architecture (see Footnote 1 on Page 17).

Pedestrian Access:

- Pedestrian oriented with well defined access to Village Promenade and adjacent Commercial C-1 site.

Vehicle Access:

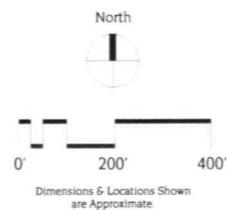
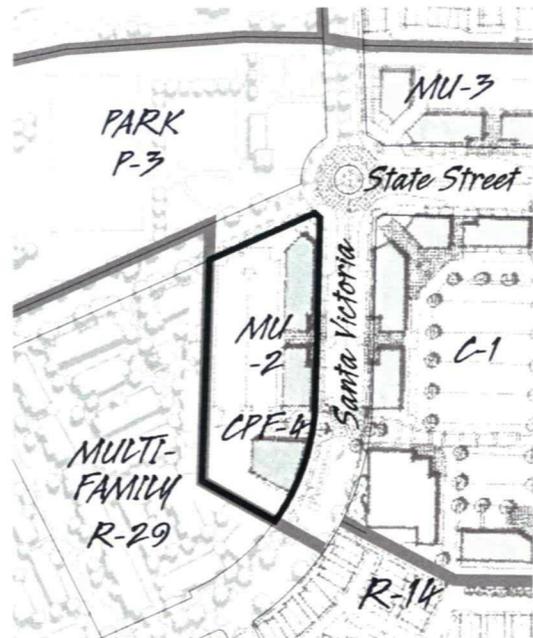
- Parking lot(s) access via Santa Victoria.

Transit Access:

- Well defined pedestrian link along the Village Pathway to transit stop on State Street.

Urban Character:

- Formal, articulated and highly detailed “Santa Barbara Styled” buildings and pedestrian spaces oriented to pedestrian corridors.



V. Design Review Checklist

7. PARK P-1

Design District:

- Town Square District

Location:

- Northeast corner of Santa Carolina and Santa Victoria

Planned Use:

- Town Square Park (privately owned and maintained/publicly accessible)

Permitted Use:

- As permitted by the Otay Ranch Village of Montecito SPA Plan PC District Regulations.

Mandatory Site Plan Elements:

- Formal Village garden
- Village Structure design elements consistent with Village Design Plan.
- Community gathering place
- Grass play area
- Fountain and/or other Secondary Village Landmark
- Seating/gathering area including benches and raised planters/seat walls.



Conceptual Town Square

Building Design/Siting:

- Santa Barbara inspired architecture landscape architecture with decorative paving accents, site furnishings and decorative lighting fixtures.
- Orientation towards Mixed Use site, MU-1 and Santa Victoria/Santa Carolina intersection.

Pedestrian Access:

- Direct pedestrian connections from Village Pathway streetscape on Santa Victoria and Village Promenade streetscapes on Santa Diana.
- Direct pedestrian connection to Mixed Use site, MU-1 to east.

Vehicle Access:

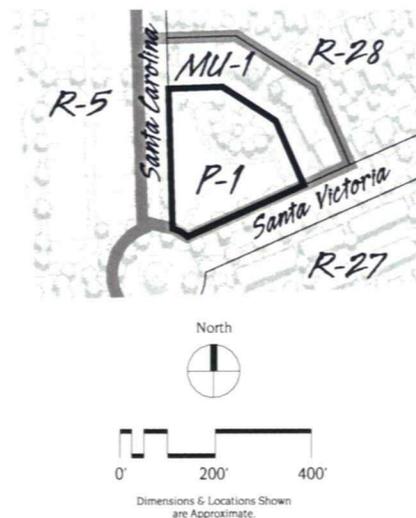
- Diagonal parking.

Transit Access:

- No requirements.

Urban Character:

- No requirements.



Note: This Concept Plan is for illustrative purposes only. Actual development may vary from concepts depicted in this exhibit.

8. PARK P-2

Design District:

- Secondary Village Core District

Location:

- Between Santa Carolina to the north, Santa Victoria to the south, Santa Ivy to the east, and Santa Christina to the west.

Planned Use:

- Public park

Permitted Use:

- As permitted by the Otay Ranch Village of Montecito SPA Plan PC District Regulations.

Mandatory Site Plan Elements:

- Village Structure design elements consistent with Village Design Plan.
- Children's play equipment
- Community gathering place
- Shade structure
- Grass play area
- Active play areas
- Court sports

Building Design/Siting:

- Santa Barbara inspired architecture with "public building" appearance.
- Architecture consistent with Secondary Village Landmark element.
- Orientation towards School, S-1 site.

Pedestrian Access:

- Direct pedestrian connections from Village Pathway streetscape on Santa Victoria and Village Promenade streetscapes on Santa Carolina, Santa Christina, and Santa Ivy.

Vehicle Access:

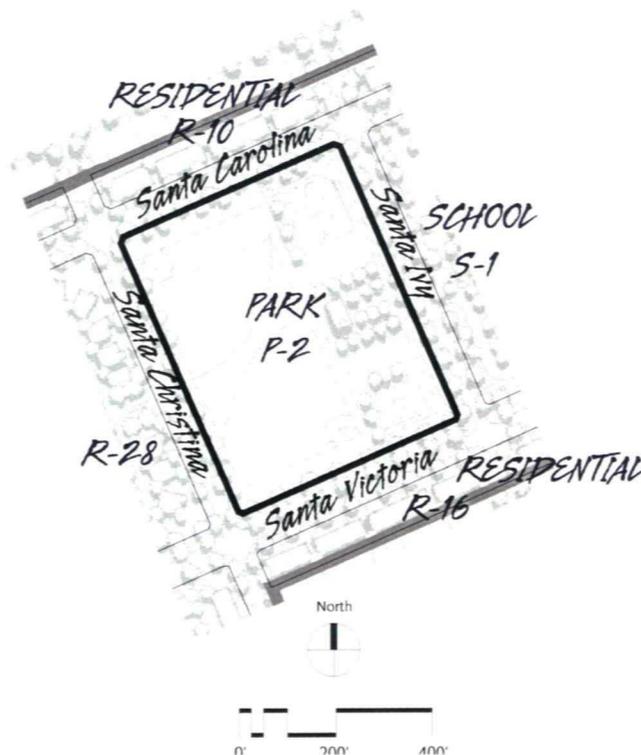
- No requirements.

Transit Access:

- No requirements.

Urban Character:

- No requirements.



Note: This Concept Plan is for illustrative purposes only. Actual development may vary from concepts depicted in this exhibit.

V. Design Review Checklist

9. PARK P-3

Design District:

- Town Center District

Location:

- Northwest of Santa Diana/Santa Victoria intersection

Planned Use:

- Public park

Permitted Use:

- As permitted by the Otay Ranch Village of Montecito SPA Plan PC District Regulations.

Mandatory Site Plan Elements:

- Secondary landmark architecture (see Footnote 1 Page 17) at southeast corner of P-3 Park at the visual terminus of State Street is strongly encouraged.
- Village Structure design elements consistent with Village Design Plan.
- Children’s play equipment
- Community gathering place
- Shade structure
- Grass play area
- Active play areas
- Court sports

Building Design/Siting:

- Santa Barbara inspired “public” architecture.
- Architecture consistent with Secondary Village Landmark element.
- Strong visual and physical orientation to Mixed Use and multi-family sites.

Pedestrian Access:

- Direct pedestrian connections from Village Pathway streetscape on Santa Victoria and Village Promenade streetscape on Santa Diana Road.
- Well defined pedestrian connections to Mixed Use and multi-family areas.

Vehicle Access:

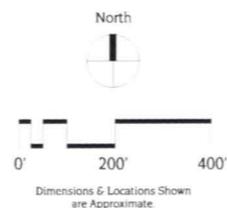
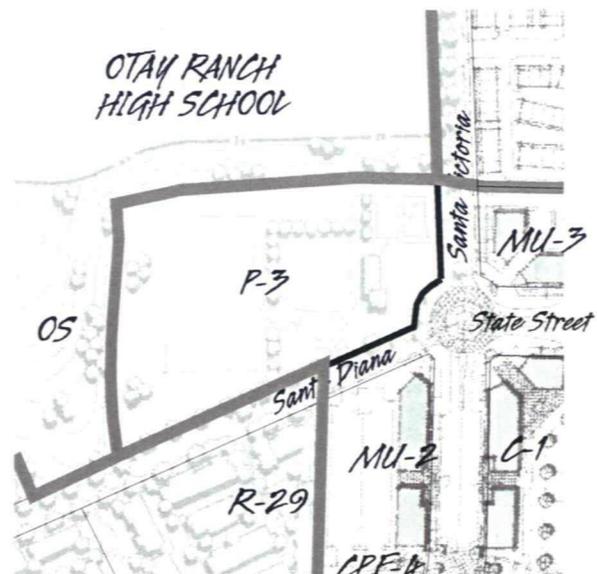
- Diagonal parking along Santa Diana Road.

Transit Access:

- No requirements.

Urban Character:

- No requirements.



Note: This Concept Plan is for illustrative purposes only. Actual development may vary from concepts depicted in this exhibit.

10. SCHOOL SITE S-1

Design District:

- Secondary Village Core District

Location:

- South of Santa Diana, north of Santa Victoria, east of Santa Ivy, west of Santa Alexa.

Planned Use:

- Elementary School

Permitted Use:

- As permitted by the Otay Ranch Village of Montecito SPA Plan PC District Regulations.

Mandatory Site Plan Elements:

- Building orientation toward Santa Ivy
- Connection with Park to west
- Promenade Street streetscapes on Santa Ivy, Santa Alexa, and Santa Diana. Village Pathway streetscape on Santa Victoria.
- Village structure design elements consistent with Village Design Plan.

Building Design/Siting:

- Santa Barbara inspired “public” architecture.
- Building access from Santa Ivy.

Pedestrian Access:

- Pedestrian connection with P-2 Park to the west and along all street frontages.
- Promenade Street connection along Santa Alexa, Santa Ivy and Santa Diana, and Village Pathway connections to Santa Victoria.

Vehicle Access

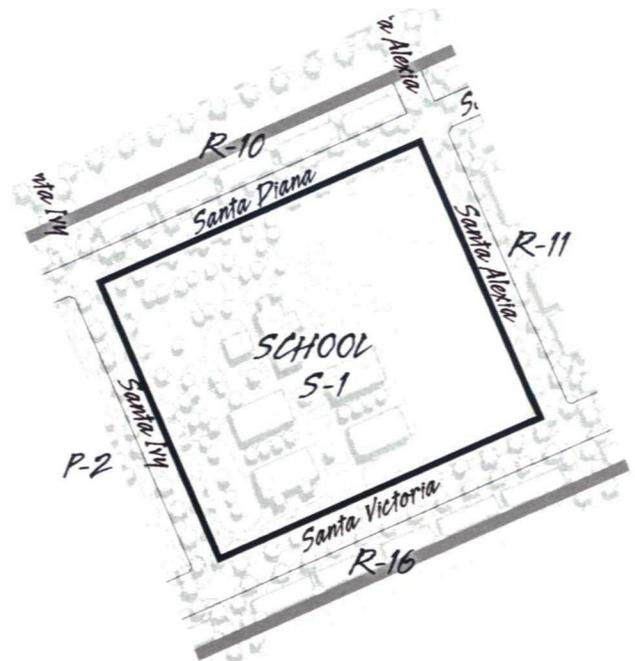
- Vehicular access from Santa Ivy opposite Park site access.

Transit Access

- No requirement.

Urban Character

- No requirements.



Note: Elementary school design subject to approval of the Chula Vista Elementary School District

V. Design Review Checklist

11. RESIDENTIAL SITE R-10

Design District:

- Secondary Village Core District

Location:

- North of Santa Diana Road

Planned Use:

- Multi-family residential.

Permitted Use:

- As permitted by the Otay Ranch Village of Montecito SPA Plan PC District Regulations.

Mandatory Site Plan Elements:

- Village Promenade streetscape along Santa Diana Road.
- Village Structure design elements consistent with Village Design Plan.



This represents a typical product type for this neighborhood but is not representative of the architectural style for Village 2

Building Design/Siting:

- Buildings shall be a maximum of 4 stories.
- Buildings along Santa Diana must have front elevation architectural treatment and take front door must face and take direct access from Santa Diana/Santa Carolina.
- Building design shall be compatible with Santa Barbara inspired architecture of Town Center and Town Square Districts and provide a transition to adjoining neighborhood R-5.
- Wherever the row town home side elevation is adjacent to a Residential (Promenade) Street or adjacent to a CPF site(s), the building massing shall step down to a two-story architectural element adjacent to the street to soften the building edge along the pedestrian-oriented streetscape.

Pedestrian Access:

- Front door access from Santa Diana/Santa Carolina

Vehicle Access:

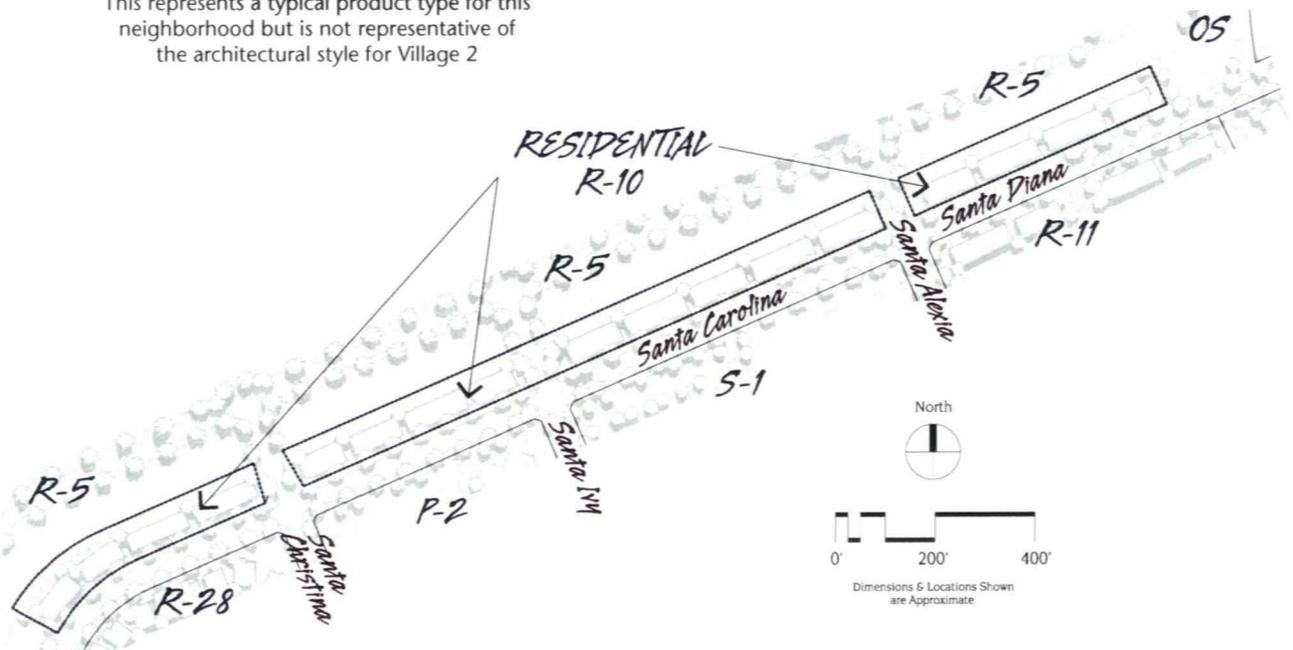
- Garage access from alley behind homes.

Transit Access:

- No requirements.

Urban Character:

- Formal row housing; elevated entries and/or private court yards are required.



12. RESIDENTIAL SITE R-11

Design District:

- Secondary Village Core District

Location:

- South of Santa Diana, north of Santa Victoria, east of Santa Alexa and west of neighborhood R-29.

Planned Use:

- Multi-family residential.

Permitted Use:

- As permitted by the Otay Ranch Village of Montecito SPA Plan PC District Regulations.

Mandatory Site Plan Elements:

- Village Pathway streetscape along Santa Victoria Road and Promenade streetscape along Santa Diana Road.
- Village Structure design elements consistent with Village Design Plan.

Building Design/Siting:

- Buildings shall be a maximum of 4 stories.
- Buildings must have front elevation architectural treatment. Front door must face and have direct access to Santa Diana, Santa Victoria and Santa Alexa.
- Building design shall be compatible with Santa Barbara inspired architecture of Town Center and Town Square Districts.
- Secondary landmark element (as described in Footnote 1, Page 17) at four corners of site.

Pedestrian Access:

- Pedestrian connection to neighborhood R-29 through R-11.

Vehicle Access:

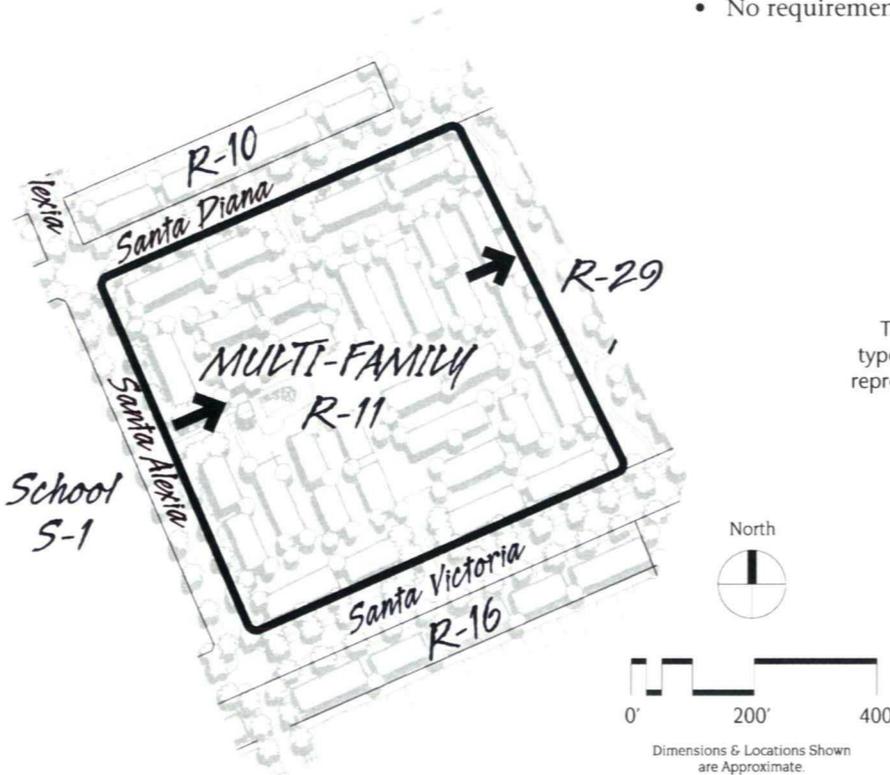
- Driveway access to align with adjacent residential streets.
- Vehicular access to R-29

Transit Access:

- No requirements.

Urban Character:

- No requirements.



This represents a typical product type for this neighborhood but is not representative of the architectural style for Village 2

V. Design Review Checklist

13. RESIDENTIAL SITE R-13

Design District:

- Secondary Village Core District

Location:

- Southeast corner of Santa Venetia and Santa Victoria Roads.

Planned Use:

- Multi-family residential.

Permitted Use:

- As permitted by the Otay Ranch Village of Montecito SPA Plan PC District Regulations.

Mandatory Site Plan Elements:

- Pedestrian connection to Village Pathway.
- Village Structure design elements consistent with Village Design Plan.

Building Design/Siting:

- Buildings shall be a maximum of 3 stories.
- Buildings along Santa Victoria and Santa Venetia must be architecturally enhanced.
- Buildings along Santa Victoria and Santa Venetia must have front elevation architectural treatment. Front door must face and provide direct access from Santa Victoria and Santa Venetia.

- Secondary Landmark Element (as described in Footnote 1, Page 17) on corner of Santa Venetia and Santa Victoria Roads with direct pedestrian connection to the corner.
- Building design shall be compatible with Santa Barbara inspired architecture of Town Center and Town Square Districts.
- Enhanced architectural treatment along La Media Road (in addition to mullioned windows and window surrounds which are standard architectural treatments throughout Village Two)

Pedestrian Access:

- Pedestrian connection to Village Promenade on Santa Victoria and Neighborhood R-30 through Neighborhood R-13
- Pedestrian connection to Santa Venetia and Santa Victoria.

Vehicle Access:

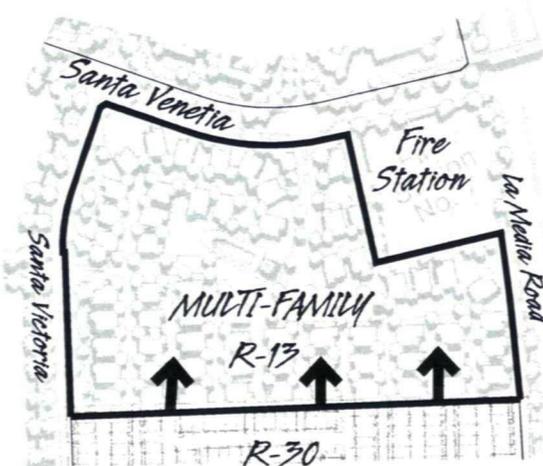
- Access from Santa Venetia and Santa Victoria Roads.
- No Access from La Media.
- Access to/from R-30 to the south.

Transit Access:

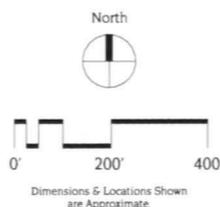
- No requirements.

Urban Character:

- No requirements.



This represents a typical product type for this neighborhood but is not representative of the architectural style for Village 2



14. RESIDENTIAL SITE R-14

Design District:

- Secondary Village Core District

Location:

- South of Commercial site, C-1.

Planned Use:

- Multi-family residential.

Permitted Use:

- As permitted by the Otay Ranch Village of Montecito SPA Plan PC District Regulations.

Mandatory Site Plan Elements:

- Pedestrian connection to Village Pathway and direct connection to Commercial, C-1 site.
- Village Structure design elements consistent with Village Design Plan.

Building Design/Siting:

- Buildings shall be a maximum of 4 stories.
- Buildings along Santa Victoria and facing Commercial site must be architecturally enhanced.
- Buildings along Santa Victoria must have front elevation architectural treatment and must face and take direct front door access from Santa Victoria.
- Building design shall be compatible with Santa Barbara inspired architecture of Town Center and Town Square Districts.
- Provide landscape buffer to screen vehicular access areas of adjoining C-1.
- Provide terminus for main pedestrian pathway connecting R-14, C-1, MU-3 and R-30.
- Enhanced architectural treatment along La Media Road (in addition to mullioned windows and window surrounds which are standard architectural treatments throughout Village Two).
- Provide 15' landscape buffer along southern edge of R-14.

Pedestrian Access:

- Pedestrian connections to Village Promenade on Santa Victoria and Commercial Site through Neighborhood R-14.

Vehicle Access:

- Access from Anapamu
- Access via R-15 to the south.
- Vehicular access to C-1 site.

Transit Access:

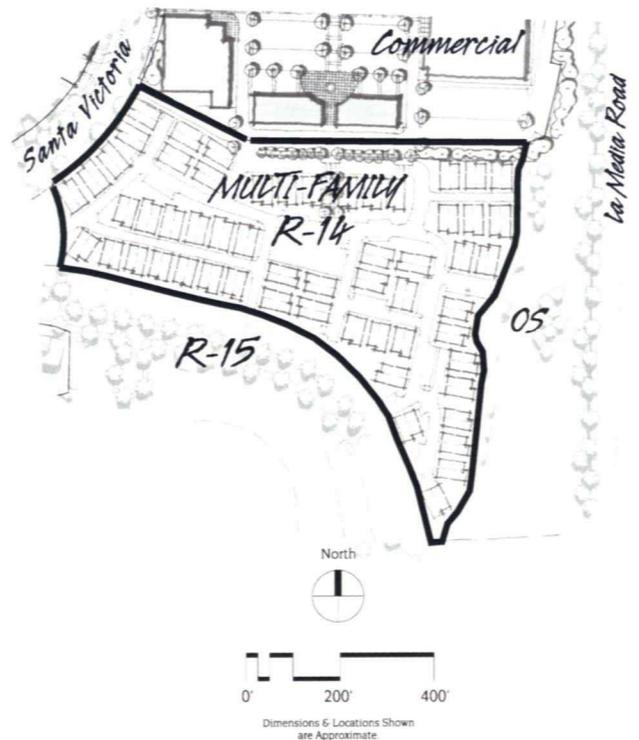
- No requirements.

Urban Character:

- No requirements.



This represents a typical product type for this neighborhood but is not representative of the architectural style for Village 2



V. Design Review Checklist

15. RESIDENTIAL SITE R-16

Design District:

- Secondary Village Core District

Location:

- South of Santa Victoria Road

Planned Use:

- Multi-family residential.

Permitted Use:

- As permitted by the Otay Ranch Village of Montecito SPA Plan PC District Regulations.

Mandatory Site Plan Elements:

- Pedestrian connection to Village Pathway.
- Village Structure design elements consistent with Village Design Plan.

Building Design/Siting:

- Buildings shall be a maximum of 4 stories.
- Buildings along Santa Victoria must have front elevation architectural treatment and front door shall face and have direct access to Santa Victoria.
- Building design shall be compatible with Santa Barbara inspired architecture of Town Center and Town Square Districts and provide a transition to adjoining neighborhood R-17.
- Wherever the row town home side elevation is adjacent to a Residential (Promenade) Street or adjacent to a CPF site(s), the building massing shall step down to a two-story architectural element adjacent to the street to soften the building edge along the pedestrian-oriented streetscape.

Pedestrian Access:

- Front door access from Santa Victoria Road.

Vehicle Access:

- Garage access from alley behind homes.

Transit Access:

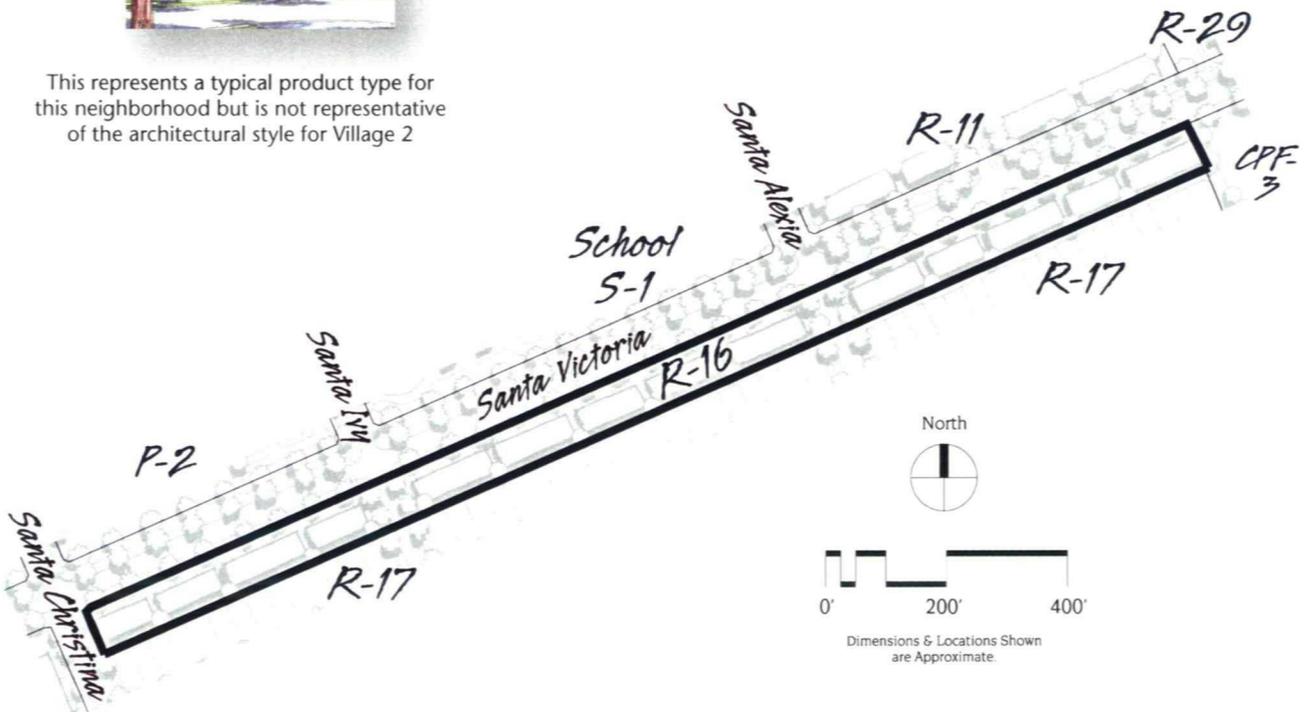
- No requirements.

Urban Character:

- Formal row housing.; elevated entries and/or private courtyards required.



This represents a typical product type for this neighborhood but is not representative of the architectural style for Village 2



16. RESIDENTIAL SITE R-27

Design District:

- Secondary Village Core District

Location:

- Southeast corner of Santa Carolina and Santa Victoria Roads.

Planned Use:

- Multi-family residential.

Permitted Use:

- As permitted by the Otay Ranch Village of Montecito SPA Plan PC District Regulations.

Mandatory Site Plan Elements:

- Residential Promenade streetscape along Santa Carolina and Santa Christina.
- Pedestrian connection to Village Pathway.
- Village Structure design elements consistent with Village Design Plan.
- Secondary Village Landmark element(s) at corner of Santa Carolina and Santa Victoria

Building Design/Siting:

- Buildings shall be a maximum of 3 stories.
- Buildings must have front elevation architectural treatment. Front door must face and have direct access to Santa Victoria, Santa Carolina, Santa Christina and Keck Street
- Secondary Landmark Elements (as described in Footnote 1, Page 17) on corner of Santa Carolina and Santa Victoria Roads with direct pedestrian connection to the corner.
- Building design shall be compatible with Santa Barbara inspired architecture of Town Center and Town Square Districts.

Pedestrian Access:

- Pedestrian connections to adjoining Village Promenade streetscapes.

Vehicle Access:

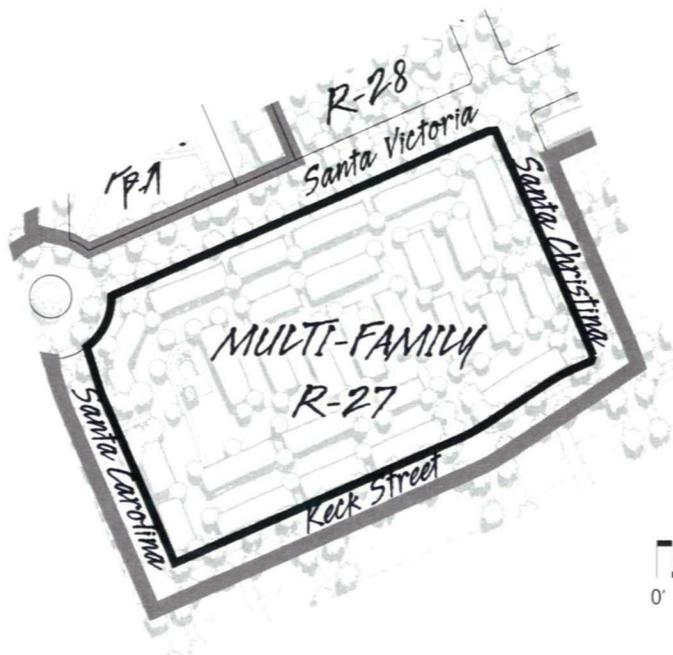
- Driveway access to be aligned with adjacent residential streets.

Transit Access:

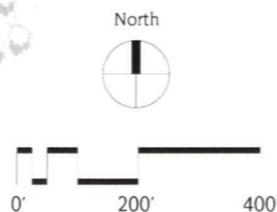
- No requirements.

Urban Character:

- No requirements.



This represents a typical product type for this neighborhood but is not representative of the architectural style for Village 2



Dimensions & Locations Shown are Approximate.

V. Design Review Checklist

17. RESIDENTIAL SITE R-28

Design District:

- Secondary Village Core District

Location:

- Northeast corner of Santa Carolina and Santa Victoria Roads, east of MU-1, and west of Santa Christina.

Planned Use:

- Multi-family residential.

Permitted Use:

- As permitted by the Otay Ranch Village of Montecito SPA Plan PC District Regulations.

Mandatory Site Plan Elements:

- Pedestrian connection to Residential Promenade along Santa Diana and Village Pathway along Santa Victoria.
- Direct pedestrian connection to MU-1.
- Village Structure design elements consistent with Village Design Plan.

Building Design/Siting:

- Buildings shall be a maximum of 3 stories.
- Buildings along Santa Carolina Santa Christina and Santa Victoria must have front elevation architectural treatment. Front doors must face and take direct access from Santa Carolina, Santa Christina and Santa Victoria.
- Building design shall be compatible with Santa Barbara inspired architecture of Town Center and Town Square Districts.

Pedestrian Access:

- Direct pedestrian connection to MU-1.

Vehicle Access:

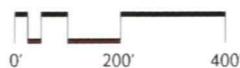
- Align driveway access with adjacent P-2 park.
- Access from Santa Carolina Road.
- Potential shared alley access with MU-1 site.

Transit Access:

- No requirements.

Urban Character:

- No requirements.



Dimensions & Locations Shown are Approximate.



This represents a typical product type for this neighborhood but is not representative of the architectural style for Village 2

18. RESIDENTIAL SITE R-29

Design District:

- Secondary Village Core District

Location:

- South of Santa Diana, north of Santa Victoria, east of neighborhood R-11 and west of the mixed use site MU-2.

Planned Use:

- Multi-family residential.

Permitted Use:

- As permitted by the Otay Ranch Village of Montecito SPA Plan PC District Regulations.

Mandatory Site Plan Elements:

- Pedestrian connection to Village Pathway along Santa Victoria and Village Promenade streetscape along Santa Diana Road.
- Village Structure design elements consistent with Village Design Plan.

Building Design/Siting:

- Buildings shall be a maximum of 4 stories.
- Buildings along Santa Victoria and Santa Diana must have front elevation architectural treatment and front door must face and provide direct access from Santa Victoria and Santa Diana.
- Building design shall be compatible with Santa Barbara inspired architecture of Town Center and Town Square Districts.
- Provide landscape buffer to screen vehicular access areas of adjoining MU-2.

Pedestrian Access:

- Pedestrian connection to neighborhood R-11 through R-29.

Vehicle Access:

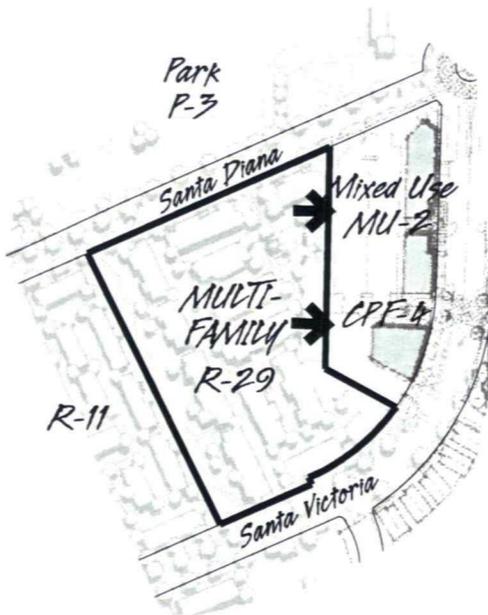
- Vehicular connection to R-11.
- Align driveway locations with adjacent residential streets.

Transit Access:

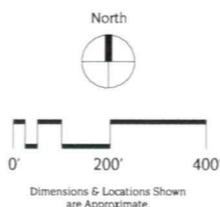
- No requirements.

Urban Character:

- No requirements.



This represents a typical product type for this neighborhood but is not representative of the architectural style for Village 2



V. Design Review Checklist

19. RESIDENTIAL SITE R-30

Design District:

- Secondary Village Core District

Location:

- Northeast of the State Street/Santa Victoria intersection, north of the Mixed Use, MU-3 site.

Planned Use:

- Multi-family residential.

Permitted Use:

- As permitted by the Otay Ranch Village of Montecito SPA Plan PC District Regulations.

Mandatory Site Plan Elements:

- Pedestrian connections to Village Promenade.
- Village Structure design elements consistent with Village Design Plan.

Building Design/Siting:

- Buildings shall be a maximum of 4 stories.
- Buildings along Santa Victoria must have front elevation architectural treatment and must face and take front door access from Santa Victoria.
- Building design shall be compatible with Santa Barbara inspired architecture of Town Center and Town Square Districts.
- Provide landscape buffer to screen vehicular access areas of adjoining MU-3.

Pedestrian Access:

- Pedestrian connections to adjoining Mixed Use site MU-3, and neighborhood R-13 through R-30 and across State Street to the south connecting to C-1 and R-14.

Vehicle Access:

- Vehicular connection to R-13.

Transit Access:

- No requirements.

Urban Character:

- No requirements.



This represents a typical product type for this neighborhood but is not representative of the architectural style for Village 2

